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This Old House

MAY 2005

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Every morning, the residents investigate an area which was recently hit by a hurricane because prices often will drop. Generally property values will rise to new heights after the community has been received to re-build and improve.

A PLACE IN THE SUN TO CALL YOUR OWN The very idea of a second home holds so much promise that it makes perfect sense to take an educated approach when the time comes to choose one of your own. Contacting a local professional sales associate in the region under consideration is a positive early step because they know the market and can highlight areas of interest, local culture, and climate.

First pick a place where you can pursue personal pastimes and passions – whether it's cross-country skiing, antiquing, or watching the sunset from a porch swing. To enjoy it to the fullest, explore areas that are located within a daytrip from home. If you're able, spend as much time throughout the year to explore the area and see if meets all of your needs. Consider as well how the location fits into your long-term plans.

For investment purposes, it's important to know how you intend to use the property. If you plan to rent it until you retire and move in, then work from the onset with your financial advisor about taxes and a business plan, and see that its location and amenities will appeal to vacationers. On the other hand, if it's a place where you intend to kick up your legs with loved ones on the weekend, think about it in terms of a future investment for your family and how it will grow and change with those needs. No matter your intent, it's wise to research for potential long-term development plans, such as road expansion or a new airport nearby, in order to ensure your property's value, great views, and most importantly – your future happiness and peace of mind.



A house in the northwest can feature multiple patios – surrounded by water, golf by nature and breathtaking views all year round. Spend to know about old towers – prices drop at the end of peak season and during off-peak. And if your dream is to walk out your backdoor and onto the golf course, familiarize yourself with the fine print of residential community restrictions.

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A massive tree
falls through



Give the
project
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Planning a
tiny mudroom

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**Tool
Rental**

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The history of sod-covered houses goes back thousands of years. But today's green roof is a whole other species

on the cover

A deep soaking-sun, stainless shower and lots of natural light make for a fabulous master suite. Not a full tour of the completed TOH Ti show house. Turn to page 97

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SHIFT thinking



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29 FEET
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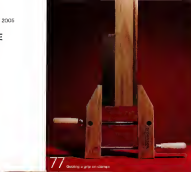
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Upgrade Your Entryway
A well-lit and entryway should make everyone passing through feel warm and very welcome. Here's how to open the door to a brighter future if your entry feels a little less than glorious.



HOMEOWNERS KNOW HOW

What best describes your front lawn?
You said:

40.2% A little bit of this and that
37.2% A little bit of this and that
10.2% A little bit of this and that
12.4% A little bit of this and that



TELEVISION PROGRAMS

Ask The Old House Answers
Need more information about a topic or a question? You'll find an episode of Ask The Old House! Find it in our online Resources section.

SHORTCUTS

For links to these pages and more, go to theoldhouse.com/resources

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MAILBOX



TEAMWORK

The article about the relationship between architect and contractor in "Can't We All Get Along?" (March), really hit home for me. I have an architectural practice in residential renovations. I share office space with my only general contractor and plumber. Though the businesses are run independently, our pitch to potential clients is one of "one-stop shopping." I've found that starter quality project comes from a team of craftspersons working with the client from the very beginning. This approach saves meetings with the client and with each other (no stress!), with quality, coordination, and the saving of time and costs as our mutual goals.

HETTER L. KARLAK, PA, BROOKLYN, NY

TOOLS FOR WOMEN

I was thrilled to see "Tools for the Do-it-Herselfer" (On the Job, March). I'm a do-it-herselfer who is small in stature, so most of the tools out there are awkward for the task. I had read about new "tool" brands geared to women, but had doubts they were worth it. Your expert reviews "just" and "cute" confirmed my suspicions. I hope other manufacturers will realize there is a growing market for quality tools that fit women's needs.

JAY T. SUTHERLAND, COLUMBIA, MISS.

LANDMARK NEIGHBORHOODS

Thank you for your article "Look, But Don't Touch" (March). I live in a neighborhood that is on a local historic registry and on the National Register of Historic Places. My husband and I moved here with the knowledge

that certain things would be required of us as homeowners. Sure, it may not come off as our part to "live the rules," so to speak, but isn't it worth the effort?

NADIA SPENCER, NY 11704

GREEN PAINT

I was really happy to read "Good Hues" (On the Job, March), about low-VOC (volatile organic compound) paints. There's a brand not in your directory that I have always used, Bert Paint (bertpaint.com). Also, something not mentioned in the article is the complete lack of noxious odor from these paints. It's really an amazing difference. I painted my office recently and, even with the poor circulation for lack of a window to open, no one could tell I was painting because there wasn't any smell.

JANE LEE, ST. CLOUD, MINN.

punch list

definition: a list of items remaining to be corrected on a construction job

"Installing Underlayment on Floors" (Remodeler's Handbook, March). A few (HUGE) mistakes have crept out that the writer failed to mention, connecting the right before to a mistake on the background, also not comply with the National Electrical Code (NEC), the guidelines for safe electrical installation that are enforced by most local inspectors in the U.S. The NEC does not permit the wiring of permanent lighting in a small residential circuit of receptacles, such as those in a bathroom, due to the possibility of overheating and tripping the circuit if it is already loading the lights, and then a high-wattage, dual-pole appliance like a water heater is also connected to, behind, the electrical lights (as recommended as a search for a general lighting circuit).

"Check Pinks on Easy Place" (March). If you're looking for the right materials, Bert Paint is the right place for making a garden design. The product can be purchased at many quality stores. One local painter calls around \$20 and will be enough for various 600-sq-ft.

"Newest Appliances" (March). Do not be confused when the article mentions controls and look at the top of the door. It is a good feature to have in the kitchen, but not in the bedroom.

"Helping a Carpenter" (Remodeler's Handbook, November 2004). Some terms found in the article are not what you are looking for. The article is not a good example of how to write an article. It is a good example of how to write an article.

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[FROM THIS OLD HOUSE]

Improvements at Home

I

f you've got any sense of history or appreciation for craftsmanship, you feel like a connoisseur when you sign a mortgage on an old house. That's how I felt when I purchased the property on my place, a brick-and-mortar two home whose four walls have seen time in three different eras. I was just someone to take care of it.

You have that same feeling when you become the owner of a mansion. Unlike my house, whose previous owners weren't such good custodians—the place has sloped floors, a transverse support beam, and leaking main pipes—The Old House didn't come with any latent problems. But just the same, a good custodian always hopes to make the improvements that time and changing tastes will reward.

In its 10 years, the magazine has benefited from other editors who've added on and altered to make these pages into a piece-and-pieces home center: one part craft and spackle, the other part fixtures and finishes—a little something and a whole lot of know-how for everybody. That's still our blueprint.

But this month, to what you might call the fixtures and finishes department, we've made a few alterations of our own. We've reassigned On the Job, now called Around the House, to make clear that home care is at the center of our coverage. We've expanded our well-read kitchen and bath columns and dubbed it by Design to better reflect its subject matter. Home Calls is now the name of the column by an architect. You'll also see a couple of new pages devoted to Home Tack.

And over to the traditional spackle aisle, we've truly blown out the walls. There we've hammered out an addition we call Workshop, a section that gathers up two of our most popular and useful columns—like The Old House and Home's Hardware—and adds a new one called Skill Building. Skill Building expands on stories found elsewhere in the magazine by providing practical information to help the DIYers among you tackle projects around your own home. We think Skill Building will become just as popular as its sister and provide you with the kind of know-how that TGH prides itself on. And we hope it'll help you become an even better custodian. ■

Sam Chamberlain
SCOTT CHAMBERLAIN
EDITOR



This Old House is a print-and-picture home center: one part studs and spackle, the other part fixtures and finishes—a little something and a whole lot of know-how for everybody.

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AROUND THE HOUSE

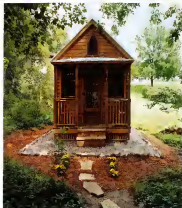
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Home, Small Home

Some builders are specializing
in houses as miniscule
as 70 square feet

THINKING OF DOWNSIZING? While shrinking the costs and the chores involved in maintaining a bungalow have obvious appeal, it may be hard to give up the veritable charms of your sprawling Victorian. Then again, you may not have to. Undeterred by the ever-increasing size of the American house (now averaging 2,330 square feet, compared with 1,500 in 1970), some builders specialize in scaled-back versions of period-style homes that use fewer raw materials and require less energy to maintain.

In the Puget Sound area of Seattle, Washington, The Cottage Company is developing pocket neighborhoods of their new, 650- to 1,000-square-foot Craftsman-like homes. The houses look like 1920s bungalows, right down to double-hung windows. However, the price for buying Craftsman-inspired, such as the efficient use of space, into even hamster-adequate may go to low designer Jay Sheller. His Tambloved Tiny houses between 70 and 750 square feet, including the one pictured at right, look like story-book cottages and feature such innovative space-savers as retractable bath windows and kitchen tables some even have fold-up front porches. Where zoning codes forbid residences this small, Sheller's structures can be used as freestanding guest houses or home offices. But if you could build one for full-time use, be forewarned: "Throw your arms on the floor and suddenly you can't get across the room," Sheller says. "Of course, this other advantage to living in a house this small is that it only saved twenty minutes a week on housework!" —Lisa Selin Davis



This 60-square-foot, craftsman-style cottage runs about \$19,000 and includes such space-savers as fold-up furniture, built-in storage and a compost bin.



SQUEEZE BOX—A HISTORY

CRUDE QUARTERS Until of course, the British built their first houses, around 6000 B.C., out of wattle sticks plastered with mud and topped with thatched green roofs. The houses were so tiny, people ate and sometimes even slept outside.

SLIMPY DINKY With 150 square feet shoehorned into two narrow bays, and walls borrowed from the next-door neighbors, a flighty blue new house on Queen Street in Amsterdam, Virginia, that spans just 7 feet gets the *Ally's* thumbs up. It's not bad for world's smallest.

MINI-HOUSE DOWNSIZED When he built his home, Unabomber Ted Kaczynski chose simplicity—a 10-by-12-foot plywood cabin. Though it survived 25 Montana winters and a move to a former Air Force hangar in Sacramento for his trial, it wasn't until the wedding bell in 2003, before his lawyer came to the shoddy shack's rescue. —C. J. Hughes

AROUND THE HOUSE



TOO MUCH JUNK?!

Stuff has a way of piling up. Before you know it, your basement or garage is a black hole for all the broken and out-of-season items you've been meaning to fix. How to begin? Well, here are a few nifty resources we thought you might find inspiring. —*David Sullivan*

Toss It: Need that beat-up old washing machine carted away but don't have the manpower or the time to do it? Call the folks at 1-800-GOT-JUNK. Their drivers haul off anything in the house that isn't toxic or hazardous, no matter where it is, so you don't have to set lanes curbside. Weight, labor, and dumping charges are all included in one price, determined by how much space your junk takes up in the truck. Take up the whole 15 cubic yards, and you'll pay between \$400 and \$500; a single-item toss, such as a sofa, runs about \$75. Go to 1800gotjunk.com to book a pickup or to see if the service is available near you.

Scan It: If magazines and newspapers are piling up, here's a paper-refolding machine: *Revel 360* is the software program ScanItPro. Then simply scan your favorite clips, using any scanner, and store them in the program's great "bins," which include "house maintenance" and "gardening." After you pitch all the piles, you'll be able to access the greatest hits with just a mouse click. Visit scanitpro.com for more information.

Organize It: Can't park the car in the garage because of all the spare tires and other stuff jammed in there? Read *Plus Dangerous Zone: Innovative Ideas for the Garage*, by Bill West. Don't let the ready-pick title fool you. The book is packed with tips and storage solutions that'll help you make much better use of the space. It sells for less than \$15 on Amazon.com.



[ORIGINS]

Next time you fumble in your toolbox for the right screwdriver and lament the fact that more than one screw style was invented, blame Henry Phillips: the man behind the Phillips screw. Phillips, an Georgia engineer, bought the patent for a cross-shaped socket screw from a friend frustrated by trying to tell if Phillips saw the new screw's advantages over straight-blade screws and was looking for a logo in the American Screw Company of Providence, Rhode Island, which jumped at the chance to manufacture it since Phillips made right production improvements that rendered the round head more sturdy. There's a record on file somewhere for Henry and his loudly prior to the change, the force of stamping the cross-shaped corners of the socket would often snap the screwhead during manufacturing.

In what year did Phillips' eponymous screw finally work its way into a major product?

A 1935 B 1934 C 1937 D 1950
(turn to page 22 for the answer)

PHOTO (LEFT) THE AMERICAN SCREW CO. (RIGHT) SHUTTERSTOCK/ANDREW



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DESIGNER ROPE

The colorful strands of this 6-inch-diameter braided rope come from Camac's Rope Technology in an expert 1,000-knot-right, knot. It also floats, ideal for keeping wires together—or for tying one to a pike pole. Nexttime it's heading New York City, measure-gown. It's locked there in a show called "Extreme Twister: Designing for High Performance," at the Cooper-Hewitt National Design Museum through October. Among the highlights: Flexible snap-on gloves tough enough to handle razor wire; drywall fabric that blocks electromagnetic radiation; and light switches made of plush fur. —C.J. Mogher

For more information check out Cooper-Hewitt's website at www.ahw.org

Q & A: THE ANSWERS



Q 1944, when General Motors used Phillips screws to build Cadillac. Other carmakers soon followed suit. Why? The screws went in quickly, saving time in the assembly line. Plus, the cross shape kept the screwdriver balanced, ensuring the screws had a strong, secure fit. That isn't enough, though. Couldn't other tools cause

IN A PHILLIPS SCREW

(1944) (1944)



Architect's Helper

UPDATED SOFTWARE MAKES LIFE EVEN EASIER FOR THOSE IN NEED OF A VIRTUAL DESIGNER

Who needs help with home renovation? Well, you do. But before you hire an architect, think about buying the most handsome version yet of 3D Home Architect Design Suite from Broderbund, available for \$99. The update, labeled Deluxe II, renders images with more realism than before, through new kitchen- and home-builder "wizardry" and a 3D "walk around" tool. Landscape renderings, too, are more detailed. Enter the latitude of where you live, the time of day and time of year, and the software simulates the amount of shade and sunlight your garden will get. —Paul Dennis

For more information on 3D Home Architect Design Suite, visit Broderbund's website at broderbund.com



3D Home Architect Design Suite Deluxe II runs on 486+ class Windows systems with powerful 3D graphics. Displays, delta and with slower and 16 MB of video (RAM).

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Remodeler's Dream Daze

4 redesign-happy vacation hot spots

You've heard about those adventure vacations. You know the ones. You go to Colorado, slide down a pine tree on a snowboard, coast down a mountain—Pawnee!—then get a case of Mountain Dew and walk. But this isn't Colorado anymore, now is it? As a "This Old House" reader, maybe you're looking for something along the lines of, say, a "renovation re-creation." Well, here are a few special trips for remodeling junkies who just can't get the inspiration they crave from those silly makeover shows on TLC. —*Keith Bensch*

Viking Range Corporation Headquarters

GREENWOOD, MISSISSIPPI

WHAT TO DO: After touring the Viking factory where you can watch the company's famous built-for-order ranges go through birth pangs to work during the company's Southern-focused gourmet cooking classes.

WHERE TO STAY: The Alhambra, a five-room, refurbished 1937 hotel (about \$75 per night).

OTHER POINTS OF INTEREST: After a walking tour of Greenwood's late-of-the-century architecture, check out Mississippi's his-

toric blues landmarks, including Indole's home to Club Ebony, one of the state's oldest jazz joints.

CONTACT: To arrange a tour of the Viking factory, call 662-492-1092.

Kohler Design Center

SCHLESIER, WISCONSIN

WHAT TO DO: Travel through the 36,000-square-foot three-story resource center and you'll pick ideas from kitchens and bathrooms created by some of the country's top designers incorporating everything Kohler

of course. There's also a factory tour and a museum that details the company's 130-year history.

WHERE TO STAY: The American Club, a renovated 1938 hotel featuring whirlpool tubs in every room, four golf courses, and the Kohler Water Spa, where you can wash away worries in therapeutic cascades.

CONTACT: For more information, visit kohler.com.

LuxeHome

CHICAGO, ILLINOIS

WHAT TO DO: Located on the first floor of Chicago's famed Merchandise Mart, the 70,000-square-foot showroom offers 25 boutiques featuring everything from Italian tile to high-end beds. The boutiques are manned by design experts who will help you find the right tile, faucet, or sink. And take to visit the Design Resource Center, an 8,000-square-foot showroom stocked with the newest fixtures and bathroom products in what can best be described as a trade-show environment.

OTHER POINTS OF INTEREST: Start with a tour of the Historic Merchandise Mart itself. Built in 1930, this is still the country's largest market center. And while you're in Chicago, tour the city's historic playgrounds and the surplus of Frank Lloyd Wright-designed structures in the area.

CONTACT: For more information, visit www.merchandise.com/luxehome.

Daley Showroom

WALLINGFORD, CONNECTICUT

WHAT TO DO: What makes this trip worthwhile is Daley Photo-Site Showroom, where you are encouraged to actually create your own kitchen—designing the displayed premium appliances and cabinetry. Because everything's on wheels, you can arrange them however you want. Cooking classes and seminars are a big added to acquaint you with your appliances-to-be.

OTHER POINTS OF INTEREST: Located near New Haven and Hartford, Wallingford has plenty of its own architectural gems, including fine examples of Georgian and Second Empire homes. There are also nearby hiking trails, as well as picturesque views.

CONTACT: To make reservations for the showroom, visit www.daley.com.

PHOTO: DALEY PHOTO-SITE



Design: Agneta, G. model: Robert

MOHAWK
Mohawk makes the dream



SCREEN SEEN?

There are those homeowners who view a nice screen door as part of a welcoming welcome (See "Building a Screen Door," page 188), and others who'd like to see less screen and more glass. For the latter, we present a retractable screen door. The idea? Once the door, unlike the catch, and the screen slides across the doorway, close it, and the screen rolls back into its little headquarters in the frame. You likely won't even know it's there save for subtly positioned aluminum tracks. The Weather Shield's nearly invisible screen won't abruptly and uncontrollably roll up like a retractable screen or shade is apt to do, thanks to its hydraulic, slow-close design. The answer, though, that the screen can only be installed in one of Weather Shield's own bracing entry doors. Even so, it may be worth the rub of a door for the aesthetic upgrade the heavy little glass offers. —David Scullion

The Weather Shield Retractable Screen System starts at \$220. weathershield.com



Weather Shield's Retractable Screen System rolls up discreetly into a slim housing wall that is just 1/2 inch wide.

Summer Knob Swap

It's one of the most visible details in a kitchen—and one of the easiest to replace if you want a different look. And since cabinet knobs and drawer pulls come in a broad range of styles, they can even change with the seasons. These hand-woven ceramic and white knobs from Adam Hargreaves's After Hemlock Collection evoke a summer beach getaway. And the \$5 to \$15 price range is cheap enough to let you make over the bathroom knobs, too.

To see more of the Hemlock Collection, go to adamhargreaves.com



Lights Fantastic

CONCRETE COUNTERS THAT GET THEIR GLOW ON

One way to make kitchen counter sparkle is to close it. For an out-of-the-world option, replace it with Sunstone concrete slabs speckled with a Hilby Way of glowing light. Made by Central Concrete Countertops, Inc., of Pensacola, Florida, the 2-inch-thick precast panels around \$180 a square foot—get their glow from a simple 75-watt bulb. The bulb sealed in a paperballed box with a switch is plugged into a wall outlet and hidden in a nearby cabinet. Fiber-optic strands convey the light to the countertop from below. To play like Darth Vader, just flip the switch.

—C. J. Hughes

For more information, go to centralconcretecountertops.com



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*Excludes other Ford Motor Company vehicles.



FIVE HUNDRED
Built for the road ahead

GABLE
The Mansard half here
of the dormer.

COSSAGE
A decorative molding
that caps a roof
gutter or wall. A
cassage cornice is set at
an angle along a
steep roof.

CORICE RETURN
A slope where the
molding changes
direction, usually
forming a right angle
between the slope of
the roof and the slope
of the cornice profile.



PEDIMENT
The classic
decoration of a
cornice, wrapped in a
triangle. This one is
called a pedimented
pediment because the
cassage cornice
cassage fully wraps it
at the bottom. A part of
the cornice of the
triangle would constitute a broken
pediment.

SHAWL
A small, shallow, shallow
slope, seen on houses
with brick or stone
interiors.

[ELEMENTS]

Gabled-Roof Dormer

Whether it's called gabled, pedimented, triangular, or doghouse, a peaked-roof dormer adds light, space, and character to a house.

STAKING OUT FROM LOW ON A ROOFLINE, wide-eyed gabled dormers are iconic features of the typical American house. Colonial settlers first used them to bring light and air into attic bedrooms. Their polychrome tags not only marked the peaked roofs of the porched but sloughed off snow and ice. By the mid-18th century, pragmatic concerns gave way to design considerations, as gabled dormers became a staple of Georgian architecture. They were a means of carrying the style's rigid symmetry and classical decoration onto the roof.

Gabled dormers continued to be popular into the 19th century, appearing in house styles ranging from Federalist windows or even a neck pediment with S-curved skirted corners. Today the gabled dormer is a common feature of American architecture, equally at home along the intersecting planes atop a Queen Anne mansion or on the simple sloped roof of a Cape Cod cottage. —Alexandra Bracken

To skirt a law
prohibiting
buildings over
six stories,
19th-century
Parisians
put dormers in
the mansard
roofs of their
seventh-floor
garrets,
making the
extra space
habitable.

Illustration: David White



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 What will their kids think of Rhode Island Red?



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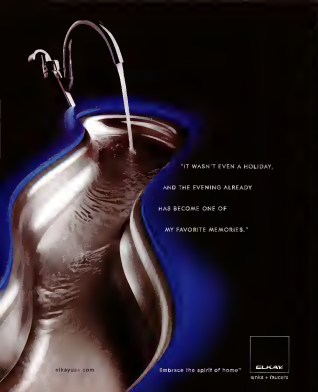


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 a color, once and for all, visit
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AND THE EVENING ALREADY
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Mission Accomplished

A 1924 Craftsman finally gets a kitchen that's in keeping with its architectural style

Perhaps no room reveals the remaining remains of a home's previous owners more than the kitchen. Take the nothing-around 1940s cooking space that Joann Fish and Richard Hirschman inherited with their teenage Craftsman house. Cheap veneer cabinets and plastic laminate counters were set at odds with the rich woodwork elsewhere in the home. "When I was in the kitchen, I felt like I was in another house," says Joann. Just as bad, the room's work area was hampered by both an island and a peninsula that restricted access to the adjacent dining area and living room. So the Atlanta couple turned to local architect Jack Murphy to create a more functional kitchen that was at ease with the age and craftsmanship of their home. He created an open plan space that has wider aisles and flows into light-filled dining and living areas. He also carried Craftsman touches like wood pecking and ceiling brackets into the room. "It's a joy to make a next story," says Joann. "And we finally have a kitchen that looks like it belongs in this house."

The wood cabinetry is made stained to look like cherry; the countertops are granite. The spring brackets are replicas of those found on a side porch. The original oak floors, discovered after 1940s vinyl was removed and refinished. Painted before the renovation. Lighting adds to the kitchen's Arts and Crafts look. Even the stainless steel Jennie-O range, which has a diamond's cut, looks at home in the period kitchen.

BY SUSAN PERRY PHOTOGRAPHS BY DEBORAH WHITLAW LLEWELLYN

whitlow.com

The Plan

Open up the space and create better traffic flow.



BEFORE: In the old kitchen, **RIGHT**, a peninsula cut off access to the sitting area. And an awkward island, cluttered as the room, ran between other layers of yellow paint. **AFTER:** The long, narrow island makes it easier to move around the room. Uncluttered space, the end of the island, and built-in the dining area, both a TV cabinet that helped to help the floor plan surface. The kitchen is located on either side by decorative white wall panels that echo the island's built-in shelving and provide a sense of separation between the rooms.



WHAT THEY DID

- Expanded the footprint.** The exterior wall shared by the kitchen and sitting area was extended 2 feet to square off the corner and a new bay of windows added a 4-foot alcove for seating.
- Created a more efficient work triangle.** Relocating the sink and the dining room allowed appliances to be grouped on the same side of the island where they are all in the way. The island moved one doorway out of the work zone.
- Removed the peninsula and enlarged the island.** Demolishing the peninsula that blocked off the sitting area allowed for a stepped-back island that's 70 feet long and 30 feet at its widest. It houses both the range and the TV.
- Let in more light.** A French door replaced the swinging door to the dining room, and a centered window was added above the sink. The sitting area was brightened with three casement and the curved bay of nearby floor-to-ceiling windows. Another French door leads from the sitting area to the porch.

Layout continued on page 102



For more kitchen design ideas: blackhouse.com/kitchen

PHOTOGRAPH BY JAMES HARRISON



WITH THE NEW LG DISHWASHER, LIFE'S A LITTLE MORE PEACEFUL.

The new Dishwasher from LG not only has an ultra-riff stainless steel tub, but the powerful Direct Drive motor and integrated explosion-proof air flow system provides so much power, it's a dishwasher that can hold up to 14 place settings and wash 14 dishes your other dishwasher couldn't. We'll do that's something to shout about. Discover the full line of LG premium home appliances at www.LG.com or call 1-800-243-2000.





I wasn't born to carpools.

I never fantasized about spending weekends at the home improvement store.
I am a mother of two, but not just a mother of two.

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The Details

Finely crafted cabinetry and other woodwork features honor the past in this updated kitchen.

1. **Decorative brackets** made of Douglas fir and stained cherry are solid—clean replicas of ones found on a side panel. They were added to enhance the wine tray cut up. I thought it would be more interesting than a swath of drywall," says architect Jack Murphy.



2. **The dog crate** (shown to the right of the fridge) is a custom base cabinet that keeps Red Ranger safely on the sidekick when it's in the kitchen nook.



3. **The island** has a stepped-back shape and rounded countertop edges designed to soften up what would otherwise have been "a big rectangular block of wood and granite," says Murphy. The mirror beneath the curved piece of counter allows someone to pull up a stool and keep the cook company.

4. **The oak hutch**, now stripped of its paint and refinished with new knauzed oak, is original to the house. "It's classic Craftsman," so we worked it into the design," says Murphy. Tucking it between equally tall pantry cabinets (with horizontal ribs that echo its hutch) gives the piece a built-in look.

5. **The bookcase** in the sitting area is made of the same cherry-stained maple in the kitchen cabinets. In addition to books, the floor-to-ceiling unit houses the audio system; it was designed so that speaker cloth panels could be added to the lower cabinet doors on both sides.



"Our dog likes to hang out in the kitchen, so we had the architect design a place for his crate. When he's not in it, we close the door to hide it from view."

—Janet Peth, homeowner



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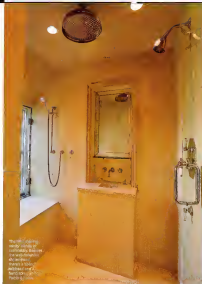
A sink in the shower shaves time off one man's morning prep

EVEN WITH A mounted mixer and showerhead, shaving in the shower is tricky business. Between the tight space and the strong glass, a wet-whisker trim can be a little uneven, if not downright dangerous.

Unless, that is, you're Andrew Berlin, whose shower houses that dedicated shaving sink stand with a fogless mirror, at right inspired by a bath he encountered during a luxury-hotel stay in India—complete with butler service—the Chicago-area homeowner set out to create a similar amenity at home.

He hired architect Cady Onda to oversee a whole-house suite renovation. As part of that project, she designed a new shower that is the size of a generous walk-in closet: 6 feet by 4 feet 8 inches. Along its back wall, she placed a vanity with a 3-by-6-inch undermount basin and enclosed it in the same limestone that lined the rest of the shower. This prevents moisture from clinging to pipes or creeping into hollow where it could aid in mold growth. Above the vanity, a glass shelf was fixed for shaving gear. And it all cooed with a fogless mirror (sourced from local supplier A.C. Glass Co.). It operates much like a car's rear-window defroster: When a scratch is flipped, wire heating stretched clear of condensation. At a cost of about \$150 (noted for the custom 24-by-32-inch model [and less than half that for a smaller, off-the-shelf version]), the fogless mirror is one part of this deluxe on-up washery man's touch.

The benefits of a shower sink are obvious: Warm water softens the beard for a closer shave, and having cold water on tap provides a bracing finish. "No towels, no extra," says Andrew of the improved results. "And I like my showers much more." —C.J. Hughes



Shaving, styling, scrubby scrubby or comfortably bare? It's all made possible in this design. (Photo: Cady Onda)



To learn how to cure the shower, turn to **Workshops**, p. 155.

"Having a sink in the shower has definitely made getting ready for work a lot faster. But on weekends, I like to linger." —Andrew Berlin, homeowner



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LUXURIES

CANDLE LANTERNS

Elegance Unplugged

Candle-lit lanterns add a warm glow anyplace, anytime

BY JASON CASPER/STYLED
PHOTOGRAPHY BY ANITA CALLEJO

IT'S SAFE TO SAY that candle lanterns once played a major role in that country's history. Consider the evening of April 18, 1775, when two of those lanterns in the bell tower of Christ Church in Boston, a warning signal to Paul Revere that the British were out to invade the colony by sea.

Candle lanterns may no longer be a tool for warning liberty, but they can figure pretty significantly in the pursuit of happiness. Hanging from a pole or mounting freely, they can be used inside or out—to illuminate a room, light up a party, or just bring a warm radiance to any space. Made of brass, copper, painted tin, and even wood, lanterns come in a variety of shapes and sizes, many based on historical designs. On the following pages, you'll see some of our favorites—lanterns that we think just style to burn.



HAUTICAN

The elegant, handcrafted lanterns of Hautican are made of brass, copper, and painted tin. They are available in a variety of sizes and colors, and can be used indoors or outdoors. They are a perfect addition to any home.

In colonial times, candles were a luxury. Most people used lanterns that burned liquefied animal fat.



POLISHED
A Colonial lantern hangs. Considered to be one of a possible 16th-century style, this lantern has a glass pane and a metal frame. The large glass pane is made of blown glass. The lantern is made of metal and has a metal frame. It is made of metal and has a metal frame. It is made of metal and has a metal frame.

POLISHED
Considered to be one of a possible 16th-century style, this lantern has a glass pane and a metal frame. The large glass pane is made of blown glass. The lantern is made of metal and has a metal frame. It is made of metal and has a metal frame. It is made of metal and has a metal frame.

LANTERN
A lantern is a light source that is enclosed in a protective enclosure. It is made of metal and has a metal frame. It is made of metal and has a metal frame. It is made of metal and has a metal frame.

ILLUMINATE
The lantern is a light source that is enclosed in a protective enclosure. It is made of metal and has a metal frame. It is made of metal and has a metal frame. It is made of metal and has a metal frame.



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Travel Well

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MARK LT

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LINCOLN

REVERE

Part of the grandeur of these hanging lanterns is the way they glow while in motion. At the moment of ignition, the flame is a bright, intense yellow. As the lantern swings, the flame is blown out, and the light is a soft, warm glow. It's a beautiful sight, and it's a great way to add a touch of elegance to your home.

MADE IN

MADE IN THE U.S.A. This lantern is made in the U.S.A. It's a beautiful sight, and it's a great way to add a touch of elegance to your home.

ARTS & CRAFTS

Art and design are the heart of these lanterns. They are made from high-quality materials and are designed to last. They are a beautiful sight, and it's a great way to add a touch of elegance to your home.

GLASS FRONT

This lantern has a glass front, which allows the light to shine through. It's a beautiful sight, and it's a great way to add a touch of elegance to your home.

HANDMADE WOOD

This lantern is made from handcrafted wood. It's a beautiful sight, and it's a great way to add a touch of elegance to your home.

YOU CAN'T HURRY LOVE, AND WHY WOULD YOU? *—M. J. JACKSON*

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*Subjected results may vary. Not studied for multiple attempts per dose in clinical trials. Cialis was shown to improve up to 36 hours after dosing. The ability of men with ED to have a single successful intercourse attempt.

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The most common side effects with Cialis were headache and upset stomach. Backache and muscle aches were also reported, sometimes with delayed onset. Most men weren't bothered by the side effects enough to stop taking Cialis. Although a rare occurrence, men who experience an erection for more than 4 hours (priapism) should seek immediate medical attention. Discuss your medical conditions and medications with your doctor to ensure Cialis is right for you and that you are healthy enough for sexual activity.

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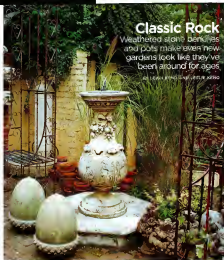
SALVAGE

GARDEN ORNAMENTS

Classic Rock

Weathered stone benches and pots make even new gardens look like they've been around for ages.

by LEWIS GRONLUND and JEFFREY JAMES



An architectural outdoor part is a good place to find decorative garden objects, whether an elaborately carved stone sundial or a rusty iron trellis.

Antique imports come from well-stocked shops of Great Britain, France or Italy, including the world-famous style emporia, and sometimes they come one at a time. I kept a list of antique garden objects in my gallery of American gardens in the 19th century. I remember all the names I could have brought each garden object for a long time at the end of antique shows—desires just didn't want to let them go.

IN A RECENT VISIT TO A FRIEND'S GARDEN, I was especially taken with the round, smooth and shapely ones placed amid the flower beds and pathways. Like garden fountains, these are well-worn, but look like a new one. In a house's garden, these garden ornaments had a weathered patina that gave the garden a sense of a long history. One of the owners, I remembered all the names I could have brought each garden object for a long time at the end of antique shows—desires just didn't want to let them go.

ROCK OF AGES

Perhaps inspired by the gleaming white marble statues that stood among the cypress trees in ancient Rome, some of the earliest gardens—dating back to 16th-century Italy—featured hand-carved marble urns atop stone garden walls, and some stone benches nestled into pine hedges. Their Italian Renaissance gardens became the inspiration for American landscape design in the early 20th century, when wealthy magnates such as Frederick Vanderbilt



and Henry Francis du Pont created formal gardens at their vast country estate. By then, a growing middle class had also started to spend their leisure time gardening, filling lawns and semi-formal pots with bold foliage plants and flowering shrubs.

Some garden ornaments retain their appeal today, whether a hand-carved marble pedestal from the 17th century or a concrete birdbath from the 1940s. If you're looking to buy, starting in a good place to start, says Karsush, New York, garden-antique dealer Barbara Israel. "Every outdoor space needs a bench," she says. "A flat-topped bench can go in any garden, in any period style." While some benches have simple slatwork, others support olive leaves figured motifs such as lion heads and cherubs.

Another popular form is a traditional urn. These vase-like vessels may have flared, bulbous, or straight sides and are often decorated with handles or supported by a pedestal base. How vary in size, from delicate tabletop versions to massive pots measured in photos, or blocks, that become focal points. Like benches, they come in a variety of materials, including marble, granite, limestone, and composite stone, especially a blend of marble chips and cement, which became popular in the early to mid-1900s.

Old garden ornaments can be found at antique shows, salvage yards, and in the shops of specialty dealers. But be prepared for a hefty price tag: Benches range from

\$1,200 for a simple 19th-century cast-iron bench to \$30,000 for a hand-carved but one marble model from 1880.

WHAT TO LOOK FOR

Among the more collectible is a cast-iron bench from the 19th century. A good piece from the 19th century made by the Galloway Terra Cotta Company of Philadelphia, says Matthew White, owner of Recycling the Past, an architectural salvage shop in Barnegat, New Jersey. These cast-iron and granite shapes suit even contemporary settings. Unlike most casters, Galloway stamped all its garden vessels and published them in catalogs that can still be found today. Galloway items can be purchased for as little as \$375.

A more affordable approach is to furnish your outdoor space with architectural salvage, such as corbels or bases from building facades. Starting at about \$200, these stone and cement fragments can be built into a wall, used as pedestals for potted plants, or used in pairs to support a side table for a bench. Anna Kiser, owner of The Sagittarian, a garden-antique shop in Walnut, New Hampshire, notes small, circa-1900 English antiques—24 inches high and 12 inches in diameter—into garden seats.

Of course, in any garden setting, well-stone, stone ornaments are still made today, often patterned after antiques. Haddonstone, in Belmar, New Jersey, makes flat, limestone-based corbels with a variety of carvings that promote the growth of moss—essential to the aged look to desirable stone objects. Prices range from \$275 for an urn with leaf details on the rim to \$990 for a 36-inch tall bird bath with a spiral pedestal. At the higher end, Arzuff Design and Sculpture in Sonoma, California, commissions Italian stone carvers to re-create classic pieces in limestone, with prices starting at \$900 for a 24-inch-tall urn with a pedestal base.

I'm glad to know I'll have plenty of choices when I redo the small garden behind my 1918 Neoclassical-style row house. A period stone bench would be a good start—and make an inspiring perch from which to consider all the options. ■

For more on garden gear: thinkbeyond.com/garden



Recipe for an Aged Look

Can't visit Paris for reasons to give your reproduction stone urn the look of an antique? Tap into the power by applying this simple but effective recipe:

- Mix 1 cup kalsolene with 1 cup crumbled moss.
- Paint in a basement.
- Paint into an surface with a disposable brush.
- Place the outside in a moist, shady spot.
- Wait 6 to 8 weeks and wait.

PHOTO: JEFFREY M. HARRIS; COURTESY OF THE SAGITTARIAN; COURTESY OF THE SAGITTARIAN; COURTESY OF THE SAGITTARIAN



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Must-See TV

It's the newest kitchen appliance. Here's how to make it look good even when it's not turned on

BY JASON CAMPBELL
PHOTOGRAPH BY JIM FRANCO



MOST KITCHEN appliances are all about food: cooking it, soaking it, and cleaning up after it's eaten. Except for the television. But even though it's as obviously as food prep, the TV has become a centerpiece in the kitchen as any power source as espresso maker.

"You're no more surprised to see a TV in a kitchen than a microwave," says McKee Patterson, partner at the Connecticut architecture firm Austin Patterson Disston. "It's just not a big deal anymore."

In the past, TVs were too big and clunky to fit comfortably in all but the largest of kitchens. But with the advent of flat plasma and LCD screens, you no longer have to give up valuable countertop real estate. In fact, screens have become so thin—some are just 2 to 4 inches deep—that they can go nearly anywhere.

Meanwhile, falling prices have virtually eliminated cost from the equation. "A small LCD TV is about \$500—anyone can have one," says Jack Benvenuti, president of Ultimate Sound and Installation in New York, which installs 10 to 20 kitchen televisions each month.

DESIGN CONSIDERATIONS

While it's easier than ever to square in a TV, there are still some design considerations to take into account. First, since the screen

Under a cabinet is the most popular place in the kitchen for a TV—this one, on its retract arm, keeps valuable counter space free.

need to be smaller than those elsewhere in the house, viewing distance is critical. "You have to locate it close enough for people to sit or stand and have easy access to it," says Kathleen Loughran, vice president of Front Row Kitchens in Connecticut. Small screens—say 15 inches or less—are best mounted underneath cabinets or at the end of a counter. Larger screens can be hung on the wall or recessed into cabinetry.

Also, think up front about who will be watching. If it's the cook, then the screen needs to be within view of the kitchen work triangle (sink, stove, and fridge). If it's the kids, then the TV should be centered toward the breakfast bar, dining table, or other seating area. Swing arm that attach to the wall or cabinet or pull out over a countertop help expand the options for kitchens with multiple viewing areas.

Finally, ask yourself just how important the kitchen TV is compared with others in the house. If you or your family members plan on spending a lot of time in front of it, you'll probably want to invest in a larger screen, high-quality built-in speakers, and even a DVD player.

Then again, you may not want to look at the TV at all. Another advantage of the new generation of flat screens is how easy they are to completely hide from view. One of the more innovative ways is to install it behind a picture frame whose artwork swivels for viewing and covers the screen when the art is turned off. A still more out-of-sight approach is a mechanical system that allows the television to descend from ceiling tracks as far out as is desired. But the most popular method of making the kitchen TV virtually invisible is by making a flat screen to the underside of cabinetry, so that it can easily flip up and out of the way.

PLAN AHEAD, HIDE THE WIRES

The TV itself is only the first step, but it's not the last one. There's also the wiring—likely to play an even bigger role as TVs increasingly combine with other functions, such as accessing the Internet. One company, iCHRON, already makes an under-cabinet television and Internet terminal called iView One. (Not to be confused with a TV actually in its cabinet—like refrigeration from Samsung and LG with 12-inch screens built right into the door.)

When undertaking or a kitchen renovation, it may be wise to wire the room for video and data distribution if kitchen tech isn't your thing. It can make your house more valuable and more trouble-free if you decide to sell.

"You have to think about running and hiding wires—give yourself a little time on that option," says Loughran. In situations where rewiring isn't practical, cables can be hidden behind hollow baseboards or crown moldings designed for that purpose. Some manufacturers, including Sharp and Sony, offer wireless TVs, but you still need to hook up an external receiver from a cable box or DVD player elsewhere in the house. And the technology is pricey.

As much as some parties might resist it, the kitchen television is here to stay. "It has become an appliance at this point," says Penmore. "Instead of a shiny chrome if they want one, no one asks them where they want it." ■

Three Ways to Watch



ON DISPLAY

An ultra-thin kitchen TV can be mounted to a main kitchen unit that drops from the ceiling for viewing and can be retracted overhead at dinner time. (Sony, 22-inch, about \$4,800)

UPPER-CUTTING

Recessed in the underside of cabinetry, the iCHRON iViewOne (12.1-inch), a cordless TV and Internet terminal, looks really away.

BUILT-IN

Behind the advent of super-thin screens, the Sharp 12-inch (about \$1,900) kitchen designers could create cabinets to house a television. The method still works, although now the only need only be 4 inches deep.



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HOUSE CALLS

SITING AN ADDITION



Location, Location, Location

An architect's advice for where to put the addition

BY DUO DICKINSON

THE MOST IMPORTANT remodeling project that I've asked to design these days is the family room/basement addition. It needs to connect. Most American houses were built a generation or more ago, when isolated bedrooms and basement escape rooms were the rule. Today, people value openness in a home's plan and want to create a space that can function as a hub for family life.

But adding on does more than just change the way a house functions on the inside. It also alters, sometimes radically, the "parent" building's relationship to the plot it sits on. If it's thoughtfully planned, an addition can take advantage of unique landscape features—capturing the scenery, for example, or improving access to the backyard. In the wrong place, though, it can cut off views, block light, and reduce a house from an surroundings.

To illustrate how additions can impact different sites, I've chosen a 28-by-38-foot family room/basement addition, typical of today's projects, and added it on to an equally typical 1,400-square-foot center-hall Colonial (see plan, right). The four examples on the following pages show some of the ways additions can be oriented to take advantage of—or compensate for—specific site conditions.



THE STARTING POINT
In each of the following four scenarios, we start with the same house: a 1,400-square-foot center-hall Colonial, measuring 26 feet deep by 38 feet wide with a two-car garage. The house is set on a half-acre lot flanked by 800 feet of frontage and 200 feet of depth, centered on the lot and 40 feet back from the street. This basic scenario is representative of millions of American homes today.

Duo Dickinson has been a residential architect for 20 years and practices in Madison, Connecticut. His sixth book, *The House You Build: History-Inspired Choices to Guide Your New Home*, has just been published.



FOLLOW THE SLOPE

Often when houses are built on a sloping lot, the land is believed to fall away at it a look cranking in is out of the lot. When the house for a small basement, it can be a problem when you're planning an addition. If you're not family room is built at the level of the existing living space, in that case, the addition will float on a full-story above grade with no easy access to the outside world.

A better solution is a "stepped" approach that takes advantage of the slope. In this scenario, the new family room is set 3 feet below the existing first floor with an outside deck or terrace 3 feet lower than it. The result is a comfortably connected to the existing living space and a great view of the surrounding landscape from a sitting deck. The new kitchen stays at the level of the existing dining room; these steps up from the family room in the main body of the house.

An added benefit of the stepped approach is that it automatically creates higher ceilings in the family room, even if there is a second floor above it, and taller ceilings allow for larger windows, which in turn bring more of the outdoors into your house.

BRING IN THE VIEW

Lots of suburban homes have wonderful landscape features in the backyard but only small windows and doors from which to appreciate them. An addition can help to better capture those views, as long as it's in the right place. If it's awkwardly sited, the addition can end up blocking the best views from the rest of the house.

A good approach is to site any new construction so it adjoins an existing garage or mudroom, which has no need of a view. In this plan, the original kitchen is simply expanded, with a large bay window cut through the existing wall, and the new family room is tucked behind the garage. Now both the original and the added spaces can take full advantage of the backyard scenery.

When planning a family room around the outdoors, don't think only about what things look like in the daytime. At night, you may want to watch TV or sit around the fire, so it's best to put these amenities on an outside wall, in the direction of the view, so your furniture is always in the right orientation.



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CAPTURE SOUTH LIGHT

It's very common for a house's front to face south, where you'll find the most natural light. In central-hall layouts like this, other traditional house styles, not much of that wonderful illumination makes it as far as the back of the house. But with a strategic placement addition, you can bring more south light into the house without completely remaking the facade.

In this example, I've added a new, front-to-back family room with one window facing the street, by vaulting the space and extending the windows all the way up. Light has a path clear through to the back side of the house. It's a good idea to keep the windows high on the street-facing side—not least 4 feet—to keep out prying eyes and cut headlights.

Obviously, this form of addition, which is sited in between the existing two-story wall and the garage, is harder to design and execute (and tougher on the pocketbook) than one that simply "backs on," but the open, lofty space can enrich your entire home's interior.

HIDE THE CARS

Sometimes an addition isn't an addition but simply a redefining of the existing space. Many central-hall houses have a garage wing that directly faces the street, giving visitors a less-than-ideal first impression of your home. Given that these garages are usually pretty big, consider simply converting the space into a finished, heated room that can serve as the new family room/kitchen.

In this scenario, the new garage, connected to the house by an open breezeway, hides its parking maneuver behind the main rest of the building. The former garage, now the family room, has windows facing the street and a generous opening out to the backyard.

If you've got the space (and if local law permits it), adding a second curb cut and car hummerway in front of the house is a good idea, so you don't have to back vehicles out into the street.



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

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Big Neighbor Is Watching You

Homeowner associations can foster a sense of community—or they can bully you, slap you with fines, even take your house

BY C. J. HUGHES ILLUSTRATIONS BY EDWIN FOTHERINGHAM

Hanging a bamboo porch shade earned one California homeowner \$12,000 in fines.

PULLING THE PLAINS over southeastern Massachusetts in 1920 to Manchester one day in 1973, Michael Randon spent his dream home. The two-story Cape Cod, with its wraparound porch and cedar shake siding, was both spacious and quiet. Better yet, just a few hundred yards from the lot was a nursery where he could find his single sugar Cinnamon. And because the Tidewater Art Park Homeowners Association—the insider-run group that governs the 160-acre neighborhood—was marking the home specifically to please, Randon and his family would be living in a like-minded enclave.

It didn't take long for his opinion to sour. The homeowners association, he claims, was a veritable Big Brother, going after residents for having the wrong lightbulbs, landscaping, wood siding, and driveway surfaces. Before long, Randon began to feel as if, by agreeing to the association's bylaws—called "covenants, conditions, and restrictions," or CC&Rs—he'd signed away his rights. "The place is an aberration of American democracy," he says. "[The association] has become a de facto government. They judge and punish."

But it wasn't until the Boardman decided to move that things got really messy. The association informed Boardman that his prospective buyer, who was not a pilot, would have to build an airplane hangar on the lot. "She heard that and got spooked away,"

Pennanen, he said, the association for assistance with contract law. "The [CC&R] documents require the building of a hangar," says former association president Dave Shaw. "You sign them to show you agree." New cost \$40,000 in legal fees and looking at building a hangar, at a cost of as much as \$100,000, before he can sell the house, Boardman is more anxious than ever to leave. "We can't even stand seeing our neighbors anymore," he says.

PLAYING BY THE RULES

Through the Boardman's particulars may be unique, their experiences aren't. Across the country, homeowners are dealing, in many times respectively, with the quasi-governments that rule their lives. Nationwide, a projected 34.6 million Americans, more than 18 percent of the total population, will live in some type of association by the end of this year. That number was just 2.4 million in 1970, according to the Community Associations Institute, a 16,000-member advocacy group. And owing to a huge surge in new-home construction, much of it in "commuter-oriental development," the number continues to increase.

On the positive side, homeowner associations use members' dues to provide amenities, such as golf courses, playgrounds, and swimming pools, that would be too expensive for residents to afford alone, says Frank Radabaugh, vice president of communications for the Community Associations Institute. By imposing certain standards about how houses should look, they can also keep property values higher than they would be in a traditional "unassociated" community.

"Associations protect people from those neighbors who want to put their cars up on cinder blocks or paint their houses orange," says Radabaugh. Homeowners have a voice through an elected board of directors.

WHERE TO TURN
Two sources for homeowner association info: www.cai.org and www.hia.org



Fine-Print Primer

If you're considering buying a house that's part of an association, it's a good idea to review the rules carefully beforehand. Legally known as the "covenants, conditions, and restrictions" or CC&Rs, these can range from the relatively specific to the shockingly vague. In fact, it's the latter that can lead to the most serious problems down the line. What associations put their own spin on found terms like "best-used" and "adornative" here are some examples of real association rules.

- House may be painted any color, or brown, but not pink.
- Landscaping must be done by the end of the year and attached to the house.
- Lawns must not be allowed to turn brown.
- Windows must always be tinted.
- Preexisting backdoor steps are allowed.
- New houses should not block sunrise views.
- PDA/MSA flags may not be flown.
- Only cats and dogs may be kept as pets. No parrots.
- Gravelles may not be used in the garden beds.
- Pay your monthly dues on time or your home may be seized.

—C. J. P.

the real estate agent about the association's behavior, and talk to prospective neighbors about their experiences. If you already live in a community governed by a homeowner association and are unhappy about something, be proactive. Let the board of directors know you have a problem. Don't simply withhold dues or refuse to pay fees that could end up snowballing into having to pay a penalty or worse.

While no homeowner association is perfect, Radabaugh agrees that they perform an essential function. "The law must provide a sense of community," he says. Maybe so, but Michael Boardman isn't willing to take that chance again. Once his hangar is built, he's looking to buy a new home, one that doesn't have "We're looking for someone," he says, "so there's plenty of local between us and the next neighbor." ■

ties and can prevent the board for changes, often it takes the approval of two-thirds of the association's members to amend the bylaws.

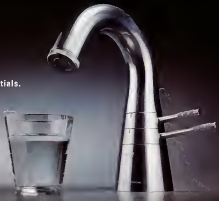
But it doesn't always work that way. Critics complain that associations can impose rules capriciously and may meet infrequently and can be secretive, pushing through new rules without consulting—and in some cases without notifying—homeowners. And worst of all, associations often have the right to seize property for nonpayment of fees or annual dues.

There's no shortage of examples of association heavy-handedness. In Playa Del Rey, California, for instance, a woman was fined \$12,000 for hanging a bamboo porch shade without clearing it with the community's architectural review board. A homeowner in Rockwell, Texas, was threatened with legal action for parking her RV in the driveway for a month, while a California woman was headed into court for displaying a crucifix in a planter. One Denver resident is on the verge of losing her home over a failure to pay \$40.15 of monthly dues.

When it comes to these conflicts, homeowners don't have much recourse. Lawyers are an option, but courts generally favor associations, on the grounds that by signing the contract, you've agreed to abide by the restrictions. So what can you do?

For starters, make sure you read the CC&Rs before making an offer. Use "Fine Print Primer," left. Ask

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UPKEEP

EDGING A DRIVEWAY

A Better Border

Belgian block edging keeps the pavement out of your yard, and vice versa

BY C. J. HUGHES PHOTOGRAPHY BY KENDRA CLINEFF



THE BACKYARD'S ADJACENT edges are crumbling. Reamaster is washing away mulch. Plus, cars are creeping onto the grass, leaving tire tracks where they don't belong. One solution to all these problems? A crisp boundary made of Belgian block.

The tough-cut rectangles of stone, first mined to create floors as solid as the bellies of ships, have been used for paving since colonial times. When placed side-by-side along the perimeter of the driveway, they add a touch of distinction as they protect vulnerable edges from eroding or being split apart by shoots of grass. And there are the less tangible benefits: "Stone edging looks good in all four seasons," says *This Old House* landscape contractor Roger Cook.

Setting block edging is a one-person job, one that can be done in a weekend or two, depending on the length of the driveway. If done the right way—with the stones firmly bedded in a thick concrete base for support, and no mortar at the joints, which can become a maintenance headache later on—it will never need any more attention.

On the following pages, Roger demonstrates how to set it and forget it.

The discolored edges of an old asphalt driveway get a first-class face-lift. Thanks to the best form of rugged Belgian block.

Today, most Belgian
block is quarried
in India, but
the name remains.





STONE EDGE, STEP BY STEP

1. BREAKWATE

Dig a trench 1 foot wide and 8 inches deep along the edge of the driveway if the driveway slopes. Start at the low end and work downhill. Test the dirt in a wheelbarrow and dump it on a tarp. You'll need some later for backfill.

2. CLEAN THE EDGE

Swag a chalk line on the pavement just inside the driveway's edge. With a cold chisel and 3-ft sledgehammer, slice away the asphalt along this line. (Make sure to wear safety goggles.) Then the last beneath the pavement. Flush with the clean edge before dismantling the asphalt chunks, check whether your lines recede them.

3. STAKE A LINE

Drive two stakes at the edge of the driveway no more than 50 feet apart. Tie a mason's line between them. Its height above the top edge of the pavement should be no more than half the depth of the stone. (Olinger used a 2-inch-timber for this project.) Check the height along the string and adjust it as needed by adding a stake. Lay out the first 10 blocks along the pavement near your starting point at a corner or the most conspicuous end.

4. SET THE BLOCKS

In a wheelbarrow mix up a batch of concrete. It should be relatively stiff so it doesn't seep into



CONCRETE FACTS

A 10-ft bag of premixed concrete, while convenient to buy, is only enough for a 2-foot-long setting bed. For big projects, it's less expensive to buy bagged cement and a pile of sand. One 10-ft bag of cement and 200 pounds of sand make a 20-foot setting base. Blend the dry materials first—three shovelfuls of sand to each shovel of cement—then add just enough water to make a good, stiff mix.



Good advice is the best tool.



ACE
The helpful place.



To continue to set granite block and lay out edging on a curve, turn to Workshop, p. 143.



Block Basics

Reign block, the generic name for granite cobblestones, comes in three sizes—equilux or regular, jumbo, and cube—and in four colors: pink, black, tan, and gray.

For this project, finger used regulation blocks, which measure about 3 by 3 by 9 inches and weigh 30 pounds apiece. You'll need approximately 12 regulations for every 3 feet of edging. They're typically sold by the pallet. One pallet holds roughly 140 pieces this size.

If you need bigger blocks, choose the jumbo (14 by 7 by 10 inches; 20 pounds; 100 pieces per pallet). Cube measure 4 by 4 by 4 inches. They're too small for edging, but they make fine pavers.

For more landscaping ideas visit thisoldhouse.com



up. Belowcut the blocks. Shovel a few inches of concrete into the trench over a 3-foot stretch at the starting point then use a trowel to smooth out the mix. Now take one block and set it in the concrete, tightly against the pavement and even with the corner.

5. LEVEL THE TOPS

With a rubber mallet tap the stone a top flush with the masonry line. And even up the remaining stones, one after the other, keeping each one tight against the last.

6. SECURE THE BASES

When all 10 blocks are in place, push the concrete 6 inches up their back sides, then broom it smooth at a 45-degree slope. Lay out 10 more blocks and repeat the steps.

7. TURNING CORNERS

When the edging turns a corner, keep the stone face tight to one another. Always use a rope with a full-sized stone. If it doesn't fit, use a diamond-tipped saw or grinder to trim the last four stones in the row. Trim them all by the same amount to make the changes in size less noticeable.

FINISHING TOUCHES

When all the blocks are set, remove some stone dust (available in bulk at stone yards) or ground limestone (sold in bags at nurseries) into the gap between the blocks and the pavement. Don't use sand; it attracts ants. Finally fill behind the blocks with topsoil and plant with grass seed or cover with mulch.



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TOOLBOX

CLAMPS



Hold On There

BY JASON CAMPBELL
PHOTOGRAPHY BY MARK WELLS

YOU'RE JUST FINISHED the big construction project, and you're ready to quickly realize that "house assembly required" is the understatement of the year. With so many pieces, you'll need an army of hands to hold it together while you drive the screws. But your pals are all increasingly busy today—and you're broke, too. What to do? Grab a few clamps.

Intendence to buy bar pieces in their millions, clamps exert a firm and steady grip on projects big and small. Whether you need to clamp together window trim corners while the glue sets or hold steady that chair leg, under repair, clamps are a cheap way to help you do it. Most even work in reverse, letting you spread things apart.

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2. Prizes must be claimed promptly and applied. Prizes cannot be claimed after the challenge prize.

3. Prizes are awarded to the challenger and are not transferable. Prizes must be claimed before the challenge prize is awarded.

4. Prizes are awarded to the challenger and are not transferable. Prizes must be claimed before the challenge prize is awarded.

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20. Prizes are awarded to the challenger and are not transferable. Prizes must be claimed before the challenge prize is awarded.



C-CLAMP
A standard C-clamp is handy for holding loads or workpieces to a work surface. Its capacity is limited by the load capacity, ensuring you need an array of sizes. Draftsman \$16, and 1 in. draft \$16. C-clamps from Lam, \$12 to \$16 and \$13 to \$18.

EDGE CLAMP
This clamp is handy when making boring holes in the tops of a wall or countertop. The jaws hold the tool in place by a locking the top and bottom of the workpiece while the tool is in use. A | One-handed edge clamp from the tool, \$44. B | One-handed edge clamp with double screw, \$54. C | One-handed edge clamp with double screw, \$54.



LOCKING PLIERS
A lot of force is required to hold a workpiece in place. A locking pliers is a handy tool to hold a workpiece in place. A | Vise-Grip 4-in. locking pliers from the Industrial Tools, \$10. B | Vise-Grip 6-in. locking C-clamp with 1/2 in. jaw, \$10. C | Vise-Grip 8-in. locking C-clamp with 1/2 in. jaw, \$10.



WIRE CLAMP
The locking wire will hold any post from all angles, allowing the small rubber block on the top clamp to catch the wire. To catch the wire, the small rubber block on the top clamp will hold the wire. Rubber wire and clamps from the Industrial Tools, \$10 to \$12.

BAR CLAMP
With a wide jaw and long jaws, this clamp is handy for holding workpieces in place. A | Heavy-duty bar clamp from the Industrial Tools, \$10. B | Heavy-duty bar clamp from the Industrial Tools, \$10. C | Heavy-duty bar clamp from the Industrial Tools, \$10.



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The strongest clamps can exert up to 8,500 pounds of pressure—the equivalent of an elephant putting all its weight on one foot.

RIGHT-ANGLE CLAMPS

Working fast? Try a right-angle clamp at a right angle to the work. A 30-degree clamp lets you butt one edge and the other in a perfect T, while a corner clamp squares a joint. A 45-degree clamp lets you join a 45-degree corner. A 60-degree clamp lets you join a 60-degree corner. A 90-degree clamp lets you join a 90-degree corner. A 120-degree clamp lets you join a 120-degree corner. A 150-degree clamp lets you join a 150-degree corner. A 180-degree clamp lets you join a 180-degree corner.

A) Right-angle clamp. From Eisco Tools. Price, \$10.
B) Corner clamp. From Eisco Tools. Price, \$10.
C) 90-degree clamp. From Eisco Tools. Price, \$10.



VISE CLAMPS

A vise-like clamp on the traditional C-clamp has a shaft that slides into a hole in the work. The shaft can be removed to clamp with a wedge. A) Eisco Tools. Price, \$10. B) Eisco Tools. Price, \$10. C) Eisco Tools. Price, \$10.

ROTATING-SPINDLE BAR CLAMPS

A bar clamp with a rotating spindle lets you clamp on an angled joint, holding small parts onto larger objects. A) Eisco Tools. Price, \$10. B) Eisco Tools. Price, \$10.



For a C&A oil can, see how to use it. See Eisco Tools. Price, \$10.

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HOW IT WORKS

ZERO-TURN LAWN MOWER



One Good Turn

An ultra-maneuverable mower makes short work of big lawns

BY C.J. HUGHES ILLUSTRATIONS: GIANCO MARCHESE

FOR YEARS NOW, PROFESSIONAL LAWN CARETERS have had a secret weapon for turning lawns the zero-turn mowers. Unlike conventional riding mowers, with their 15- to 30-inch turning radiuses, zero-turns literally pivot on a dime, so they can closely follow a yard's contours and cut around trees, lamp posts, and other obstacles. That superior maneuverability means they can cover a lot more lawn in a lot less time—50 percent less, according to manufacturers' stats.

With labor savings like that, word was bound to get out sooner or later. Now these machines are winning converts among homeowners, especially those with lawns big enough to justify the investment. Toro, John Deere, Kubota, Dzer Choppers, and others have jumped to meet this new demand, shrinking the size and price (slightly) of their pro models and adding more homeowner-friendly features. One innovation, Ariens, has even stopped making conventional lawn tractors altogether to focus on its Zeno line of zero-turn machines.



WHAT IT IS

A riding lawn mower that's driven and steered by a pair of independently turning rear wheels, enabling it to pivot in a complete circle with no forward motion. Best suited for lawns of a half acre or larger, where the ability to make quick turns helps cut mowing time.

HOW IT WORKS

The engine (either gas or diesel) starts a hydraulic pump in the front, which in turn sends two power lines to two separately steering levers that control the direction and the rate of the hydraulic fluid's flow, which is transferred to the wheels via a series of gears.

ORIGINS

The first zero-turn mower made its debut in 1964 and soon became a favorite of professional landscapers. Its introduction was a result of better and better ways of doing things, but quality hydraulic hoses replaced belts when hydraulic transmissions were introduced in 1970. The first zero-turn hydraulic transmission, which came to market in 1978, finally made the zero-turn affordable.

WHAT IT COSTS

\$2,000 to \$10,000

INSIDE A ZERO-TURN MOWER:

STEERING LEVER

TRANSMISSION
Those with drive shafts are simpler and longer-lived than ones with belt drives.

ANTI-SKID WHEELS
Keeps mower from slipping into ruts.

HYDRA-DRIVE
Looks for 7-to-10 hp range and which is less likely to wear than other options, and 40-to-54-inch wheels, which are less likely than other decks to bog down if the mower is uneven.

ROLL BAR

ENGINE

Chooses either gas-powered (which runs less, or diesel which runs longer between fill-ups and oil changes).

DRIVE SHAFT

Delivers power to the mower deck. Safer and more durable and than a belt or chain.

MOWER DECK

Shuts bottom and side because there's no mower deck and dump choppers. That's because there's no mower deck and dump choppers. That's because there's no mower deck and dump choppers.

CHASSIS MOUNTED HYDRA-DRIVE

STEERING WITH STICKS

A push, a pull and a few minutes of practice is all it takes to get the hang of driving a zero-turn mower. Let the levers go and they automatically go into neutral. Look for anti-slip handles for maximum comfort while steering.



The key to zero-turn performance lies in the mower's hydrostatic transmission, a compact system of gears and hydraulic pumps that allows each drive wheel to turn independently. The wheels are controlled by a pair of levers. Push both levers forward to advance to a straight line, pull both back to go in reverse. Push one forward and pull the other back, and the mower spins in place like a merry-go-round.

If you're used to a riding mower with a steering wheel and gas pedal, learning how to work the levers takes a bit of practice. And even when you've mastered the quick pivot, be aware that the zero-turn mowers are particularly at the gas pedal in use. This Old Mouse Landscape Center's Roger Cook, whose law-care fleet consists entirely of zero-turn mowers, recommends

To learn more about sharpening a mower blade, turn to Workshop p. 112.

making greater three-point turns, especially in wet conditions.

All that maneuvering comes at a steep price: around \$12,000 for an entry-level machine and as much as \$100,000 for the latest models with the most options, the widest decks, and the best engines. (Conventional riding mowers run about \$1,000 to \$1,500.) With that much money at stake, be sure to take a test ride first. There are big differences between machines in terms of power, size, and how easy they are to operate and maintain. Look for mower decks that sit up to you can reach the blades and for seats that tilt forward for access to the engine and transmission. Also consider attachments, such as ones for blowing snow or mowing dual leaves. "That way," says Roper, "you can justify the cost of the machine over the whole year." If not the cost of a landscaper. ■

For more on grass cutters, visit www.foxnews.com and search for "zero-turn mower."

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PHOTOGRAPH BY JEFFREY M. SMITH



Building a Screen Door

BY JOSEPH TRUHLER...PHOTOGRAPHS BY KOLIN SMITH

IN A MATTER OF WEEKS, the warm evening breezes will fill the air, the oldsters will chafe, and sweet-scented flowers will bloom. And then it's time to hang up the door and enjoy summer's delights. Just be sure you have a screen in place first so you'll end up with a chorus of critters under the living room sofa.

A screen door made from wood is the most elegant choice for keeping out unwelcome guests. However, lumberyard and home centers carry only a limited number of designs, and having one custom made and shipped by motor freight can be prohibitively expensive. Your best bet is to get a door kit and assemble it yourself. Midwest companies make the parts from your measurements, and they have designs for every house style. All you have to do is provide the glass, screening, and a little saw.

When you're finished, you will get to hear the best summer sound of all: the squeal of a hinge spring followed by the desecrative crip of a wood door hitting its stop.

| COST | TIME | DIFFICULTY |
|-----------------------|---|---|
| Around \$100 to \$200 | About 8 hours over the course of 3 days | Poling step-by-step instructions, but otherwise simple assembly |

TOOLS FOR THIS PROJECT



TYPE OF BAR CLAMPS
For assembling door, you'll need six each longer than door is wide.



SPLINE ROLLER
To install rubber spline that holds screen in place.



UTILITY KNIFE
For trimming excess screen.



CORDLESS DRILL
With 1/2-inch diameter bit for drilling 3/16-inch holes and 1/4-inch bit for drilling 1/8-inch diameter holes.



PHILLIPS-HEAD SCREWDRIVER



HAND PLANE
To fit into mortise.



SHARP CHISEL
Useful to trim frame to fit into mortise.



HAMMER



Veranda® is a beautiful and revolutionary new material for decking. It looks and feels like real wood but never warps, twists, rots, or splinters the way wood can. It's so resilient, it stands up to intense moisture and the sun's heat. Veranda never needs sealing, staining, or painting, which takes away the hassle of costly upkeep (not to mention all the money you'll save in the long run). Plus, it comes in a variety of styles and designs in three beautiful finishes. With Veranda decking, railing, and lattice, your family can have a yard that will never show its age.



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WARPING,
ROTTING, AND
MOTHER NATURE
ON A REALLY
BAD DAY.**

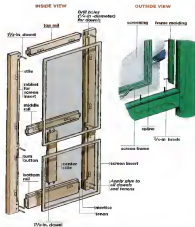


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SHOPPING LIST

- 1. SCREEN DOOR KIT** Most come in standard widths (32, 36, and 40 inches), but custom sizes are sometimes available. Measure the width and height of the doorway in five places: horizontally across the top, middle, and bottom, and vertically along each side. Join Use the larger of the vertical and horizontal measurements to order your door.
- 2. HINGES** Use spring-loaded, surface-mounted hinges, which automatically close the door and don't require screws. Each hinge can support about 20 pounds, so there can handle a typical 40-pound door.
- 3. LATCHSET** Choose a surface-mounted one made for screen doors.
- 4. HINGE SCREWS** To hold the door frame in the door, use 1/2-inch-diameter screws. While installing hardware.
- 5. EXTERIOR-GRADE YELLOW WOOD GLUE** Choose one with a long drying time.
- 6. FIBERGLASS REINFORCED SCREEN** Available by the foot in 48-inch diameters. Most come in 1/2- to 1/4-inch-thick; check the manufacturer's instructions. Measure the outline of the screen (see tip) to get the proper size.
- 7. SANDPAPER** 100-grit to sand down the door frame to prevent door from binding.
- 8. 1/2-INCH-THICK GLASS** For reinforcing the frame molding.
- 9. EXTERIOR-GRADE PAINT, STAIN, AND/OR VARNISH** (optional) to protect the door.

WOOD SCREEN DOOR KITS aren't difficult to assemble, will save you a few bucks over buying a completed door, and provide you with a very practical, paneled complement to your home. The kit is complete when it comes to the door itself: mortise-and-tenon rails and stiles, screen-frame inserts and trim, and decorative brackets. You'll need to provide glue, screening, spline, hinges, and latchset—some of which may be available from the same company that sells the kit.

Kits come in fewer designs than fully assembled doors do, but you should be able to find a model that works well with your house (see "Finding the Right Screen Door" far right for some examples). Doors are commonly made of kiln-dried pine, but you may also have the choice of cedar, redwood, oak, mahogany, walnut, or cherry. Cedar and redwood are weather-resistant woods and can just be sealed, but the others require stain and a couple of coats of exterior-grade varnish or exterior primer and paint to protect them.

You'll need about three days to complete this project, including time for the glue and then the finish to dry overnight. Hanging the door and adjusting the latchset is the fussiest part of the job, but that's made easier by using face-mounted hardware.

STEP BY STEP



1

GLUE THE DOOR TOGETHER

- Check the door's fit by dry-assembling the parts without glue. If a hinge doesn't fit, mortise, glue, & sand with a chisel.
- With the door assembled, lay out the center stile so it falls the center of the middle and bottom rails. Make two marks on either end of the stile that overlap onto the rails. Using these marks for reference, drill two centered 1/2-inch-diameter by 1/2-inch-deep holes into both ends of the stile. Then drill corresponding holes in the two rails, making sure these holes are also centered.
- Take the door apart, then glue 1/2-inch-diameter by 15-inch-long hardwood dowels into the holes on the stile and fit it together with the middle and bottom rails.
- Apply glue to the tenons on all the rails. **AWAY!** Then reassemble the entire frame.



2

CLAMP THE DOOR FRAME

- Use 4-foot-long pipe or bar clamps to clamp the parts together horizontally. **AWAY!** To prevent twisting, put some clamps on the front face and some on the back face of the door.
- Working quickly before the glue sets, check the door for square by measuring diagonally from corners to corners in both directions. Loosen the clamps, rock the frame until the measurements are equal, then retighten. Wipe off excess glue with a damp rag.



3

LOCK THE JOINTS WITH DOWELS

- Drill 1/2-inch-diameter holes through the stile wherever there's a mortise-and-tenon joint. The holes should be 1/2 inch in from the inside edge of the stile so the bit passes through the tenons.
- Apply glue to 1/2-inch-long dowels and tap them into the holes you drilled. **AWAY!** Allow the glue to dry overnight before removing the clamps and sanding the dowels flush.
- On the front face of the door, glue and nail frame molding (inside the screen-opening perimeter) with 1/2-inch tenons.

4

ASSEMBLE THE SCREEN INSERTS

- Assemble the screen insert frames, using glue and nails at the corners.
- Nail or glue and vent the frame starts. Allow to dry fully.
- Cut a piece of screen 2 inches larger all around than the insert. Use the convex wheel on the spline roller to gently push the screen into the groove on the sheet. **AWAY!**
- Turn the roller around and use its concave wheel to push the rubber spline deep in the groove. Use a utility knife to trim the excess screen close to the spline.





5

HANG THE DOOR

- Place the completed door in the opening. Align its face flush with the face of the door casing.
- Tap in wood shims around the door to hold it in place. **LEFT:** These should maintain a 1/8-inch space along the sides and an approximately 1/4-inch space at the top and bottom.
- Measure 8 inches up from the door bottom and screw a hinge directly to the door and casing. **RIGHT:** Attach the second hinge 5 inches down from the top of the door and position the third hinge in the middle.

6

INSTALL THE SCREENS AND HARDWARE

- Open the door and slip the screen inserts into place, then secure each with wooden turn buttons mounted to the back side of the door.
- Install a no-mortise latchset centered on the door's middle rail, as shown at left. Line the latch case up to the edge of the rail on the inside of the door, then insert the spindle lockset. Drill a 3/4-inch diameter hole at this mark.
- Hold the latch case on the door (lined with the lever's spindle) through the hole, then screw the case down. On the outside, screw the latch's plate to the door over the spindle. Fit the knob on the spindle and tighten the setscrew.
- Locate where the latch hits the door jamb. Latchsets usually come with both a box strike and a strike plate—you will only need one of these. If the door-stop molding protrudes from the door jamb more than 1/4 inch, screw the box strike to this edge facing the screen door. Otherwise, screw the strike plate to the door jamb. It will sit proud of the jamb just enough to catch the latch.



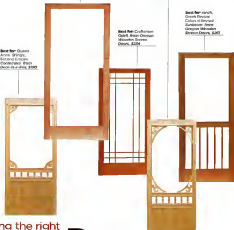
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Colonial Revival
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Screen Doors, \$224

Best for: Queen
Anne, Shick
Traditions, Arts
Decorative, Arts
Decorative, \$180



Finding the right Screen Door

SCREEN DOORS STARTED APPEARING on houses in the late 18th century, after inventor John Golling patented metal screening in 1864. The earliest doors had much of the carved gingerbread detailing found on the houses of the period, and many of the patterns available today still incorporate these decorative elements. However, as house styles have evolved, so have screen doors. Modern kit-door designs include simple one- or two-screen rectangles, appropriate on staid house styles like Colonial Revival or ranch, more detailed geometric patterns that mimic the square lines of a Craftsman door or window, and highly ornate models that are meant to adorn Victorian-era houses such as Italianate, Queen Anne, Stick, or Shingle.

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the whole point.



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FROM THE
TODAY SHOW PROJECT

ON A DRIZZLY SPRING DAY JUST ABOUT 12 MONTHS AGO, *The Old House* bought a piece of history—an 1849 New England farmhouse to renovate for *TODAY*'s coming television season. A check for \$4.4 million was handed over, and the crew started in on their most ambitious project to date, remodeling the original Greek Revival house, converting the old barn into living space, and completely rebuilding the old connecting the two. In the end, the guys were left with lots of memories and a remarkable finished house that's now open for public viewing as a designer show house. They also ended up learning a lot—a renovation is much easier when you own the place and aren't your contractors on the job site. The lesson? About time and money will spend. About making decisions, say and hard. About how best to blend the old and the new. The editors of this magazine figure you might learn a few things from their experience, too. So here's a sort of *TODAY* family scrapbook—a journey in words and pictures that unfolds through the whole nerve-racking, fun, exciting, humbling and rewarding endeavor. We hope once you read it through, you'll be able to tackle your next renovation with a little more wisdom and a lot less worry.



The Carlisle House

A celebration of *This Old House*'s 25th anniversary remodel—from start to spectacular show-house finish—with 21 need-to-know lessons for every homeowner

BY BRUCE BEVING, Executive Producer, TBS TV

We had the advantage of being able to give each other professional advice. Master carpenter Naim Alkous and general contractor Tom Silver showed us how we could machine and cluster beams, the bare beams, then stain our exterior wall

[illegible]

4 There's a place for art
in the everyday

But simple farmhouse stairs often aren't much more than a way to get from one level to another. And that isn't step two and his crew from building a full-fledged staircase that had an inherent beauty. It's supported by tapered sides that were cut from one piece for both the steps and landing. Then finished up and sandblasted between rose places of 1/4" maple. The boards and risers were then glued into grooves in the staircase could stand free of joints or distressing for four stories. A final eye-catching touch. They turned the balusters 45 degrees for a twist on tradition.

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Sometimes
starting over is the
smartest way to go

In the primitive times, the kitchen was a humped-in, poorly laid-out, heavily pigeonholed room in the middle of the oil connector (see). Now, it was a same pretty open kitchen—like with a 4-foot-high door (literally), essentially, and historically, there was nothing of merit to save. So the best way to create a real open kitchen and dining room in this old space was to bring out the fireplace and reduce the structure to metal studs (see). They built something altogether better (see).



PAGE CHARGE

Smart window design can provide both light and privacy

The front of the Currier house has a main road, which means it isn't the right place for big picture windows (good for curtains, means they'll be for speed/durability to homeowners). But that south-facing side of the house also gets the morning light, so architect Amanda Tob placed a bank of windows high at the home office wall to catch in sunshine without giving away the family secrets. Outside, slimy-green-gray siding sets off the row of dark-green windows, the white one shows an old shingle to add visual interest.

(60) **THREE** **MAJORS**
 WOODWARD Andrew Woodward
 (61) **ONE** **MAJORS**
 Cabell TC Mike & Patsy Carter's Culinary
 Arts, WOODWARD
 Cabell TC, Cabell TC's Quality Service
 WOODWARD, Stephen & Jack Fournier
 Cabell TC, Woodward
 Woodward, Woodward

Bigger isn't always better

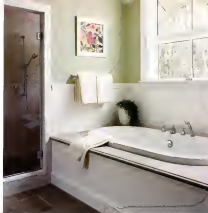
The original house plans had the kitchen running clear through from front to back in the new mill. But as we lay around the design space made it clear that anyone preparing meals would be topped miles too far we reimagined the layout. Temporarily, for food-drip area to make it smaller and more efficient. The rest of the footprint became an office, convenient to the kitchen through an open doorway—convenient for those of us who bring our work home and need to land our but the entire 250 hours was put in each day.

Drawings on paper
only take you so far

While we believe the revised Mission configuration was on the money, it took serious thought to get it right. To work out the details, we commended a walk through of the layout to three individuals: to double-check the units and placement of the components. Positioning ourselves at the front of the room, we turned to inspect the diagram, course, and intent. We got a sense of just how well the results integrate of some of the most useful features. We liked it so much, we built it for you.



An early sketch of the master bath included a large three-dimensional dry-shower stall. The larger we lived with the design, the more we had our doubts about it. So we took another look at the whole space, made the three-panel stall, set the toilet in what was to be the shower entry, stole time away from the fireplace we decided not to build in the adjacent living room, and created a spacious new shower.



A bathroom **bathtub** is destined to make a houseowner feel like royalty, really, upon the relaxation-and-**relaxation** factor. The Calistoga model **bathtub** has a deep 18x36, a large shower with a built-in limestone bench, limestone flared-handmade ceramic tile floor, and big windows (oh how!) with natural light. There's even a TV hidden behind a two-way mirror over the vanity so you can catch those naps—of ash, maybe. The Old House—white looks a heck.



We usually the public rooms in a house that showcases a spectacular view, but a bathroom is also a terrific spot to build a right dose in the outdoors. Rather than turn your master suite into a second-floor oasis, we took a page from homeowners who prefer a first-floor master suite—that's them. This full-of-you-will-designed a ground-level bathroom that blurs the boundary between inside and out. Three floor-length corner windows take advantage of the sunny location, hiding the very private hardware. And a vaulted ceiling adds to the feeling of openness.



Every project has its delays, and Crested Wings was no exception. After a couple back issues halted work a week, Ron and his crew had a lot of time to make an. Luckily they had already planned to build the new all-foam-injected Florida Rain system and install structural insulation panels (SIP) walls in it. While the foundation was being poured and assembled (it took 40 or so days), the walls were essentially being framed in the factory. It took less than a week to put them on, and the strong SIP walls really supported the many large window openings that the project called for.

[illegible]



13 Experts really do have expertise

BY TERRY JAGGI
PHOTO: Christopher Pitt
LOCATION: New England (resembling
Greece, Naples, Italy)
FLOOR: 2nd, Upper Plus Penthouse
THE: Greek Revival
BY: Christopher Pitt

When interior design consultant Alex Hampton insisted that steel floors wouldn't look out of place in our country for obvious, no-brainer reasons. But then we saw the Brazilian cherry in pink and realized how well it tied the different parts of the house together. Not only are the floors made of easy-to-install, seamless planks with a classic European finish, they also come in a perfect backdrop for both-colored architectural details and furniture pieces, like the custom-built fireplace bookcases in the library.

14 Man-made can be better than the real thing

A 160-year-old house should have heavy wood doors that close with a thud and keep noise from filtering through. Though it certainly would be appropriate in the house's Greek Revival style, a solid-acacia panel door is expensive and, as anyone living in an old house can tell you, prone to warp, split and stick as it shrinks and expands with the seasons. The doors at the Corliss house are made from medium-density fiberboard (MDF), a very stable and fairly compressed-fiber product that looks like solid wood but performs better in changing weather. No splits, no warps, but otherwise indistinguishable from the real thing.

FIRST FLOOR



15 It's worth the extra effort to save a bit of history

Never mind the fact that the people of Corliss would have used a wooden lambshead if not for the steel door. The Greek Revival part of the house was built in 1850. I need to do it anyway. It was too special an example of a neoclassical style. I'd, over years, working in costume. Preserving what they had. I'd, over years, working in costume. Preserving what they had. I'd, over years, working in costume. Preserving what they had.

David Treisman has been working in the field of child development for more than 20 years. He is a professor of psychology at the University of Cambridge, UK, and is also a member of the British Psychological Society. He has published numerous papers on child development, and is the author of the book *Child Development: A Practical Approach*. He is also a member of the editorial board of the journal *Child Development*.

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Walls shined past and new floors electric white paint. The laundry room gets no regard and so is really comfortable to work in—installing, given the 7 hours most of us spend with a stain block each week. That's why in addition to pushing in the requisite washer and dryer we agreed with a drying cabinet and a jotted sink (for hand washboards). Then finished the space with furniture-grade cabinets, hardwood floors that teach those cleanliness in the house, and even a flip-down ladder to pass the time while waiting.

ON THESE PAGES
you'll find: **Wine** **Cellar** **Innovations**
Luxury **Apparel** **Watches**
Art **Travel** **Books**
Gifts **Gift** **Gift** **Gift**
Gifts **Gifts** **Gifts** **Gifts**

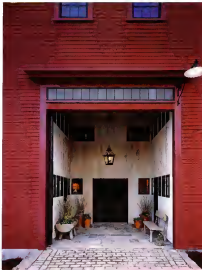


Let's face it: systems aren't easy. But they keep the place quiet. And comfortable. The 100-wiring system. A lot of thought went into how to cool 1,873 the house without waking the neighbors every time the AC went off. How to deal with waste from five toilets (plumbing and heating expert, Richard Trechinsky installed a new septic tank [10]) and how to control the lights, music, surveillance, and climate in a central box [11] that allows for touch-screen control throughout the house. These decisions make me wish, sometimes, knowing everything would soon be up and running.



20 Entryways should signal what's coming

the great thing about the Carrière house is that the street-facing spaces from the street itself denote the darker, more memory of it to the more traditional (and Bayville) house. The challenge was to create seamless transitions between these disparate sections of the house, giving a hint of the rooms to come as you move from one part to another. So the wide driveway leading from the house is made only half-in, the in-also the barn was treated with rough-hewn beams. Similarly, the barn's gas-filled, covered entry slant—inspired when the original sliding barn door in a 19th-century—was a very large-scale illustration and a two-story ceiling brought to prepare children for the big, waiting house that Ben and his French wife



19 Native materials marry a house to the land

When early American farmers built their stone walls, they actually used sparks unburned wine cask staves that broke at the ends of the new stone walls [4]. Built from local materials, look like they worked themselves right out of the ground—though sometimes contractor Roger Cook presented their knots like [5] or they may I miss which when winter has farmers [6]. He also recycled glass pieces of bottles: often used to cap the milk cans (bottles for soap then, like the flower and the water cylinders Co.)



Houses need spaces for **21**
year-round entertaining

Summer barbecues, winter holidays. Fall football season. A house with lots of different places that can be used becomes a magnet for gathering time. The Cadlure renovated his house including the formal dining room off the kitchen, the breakfast patio just back, and the large great room, which opens onto the porch—a feature once typical of American houses. But enjoying a revival is now home construction. Overlooking the tree-lined backyards, this one-of-a-kind house is now available to anyone that can be moved and measured with the file of a saw.

and Francis Taylor

JOHN PAUL  **Stamps & Company**
 Manager of Merchandise, Barnes & Noble
 CLARE PE  **Stamps & Company**
 Manager of Merchandise, Barnes & Noble
 PAUL ROBERT  **Stamps & Company**
 Manager of Merchandise, Barnes & Noble
 PAUL ROBERT  **Stamps & Company**
 Manager of Merchandise, Barnes & Noble

To visit the Carline house:
If you plan to be in the Boston area between now and May 23 and would like to take a tour of the completed house, go to theCarlineHouse.com and click on "The Carline Designer Show House" for a date, e-mail, and phone number. Portions of the proceeds will benefit the The Old House Russell Morris Subdivision for the Building Arts.

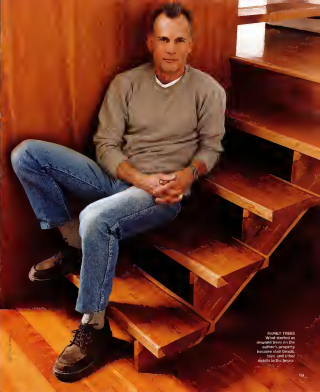




I Cannot Tell a Lie

Yes, I cut down the
cherry trees in our yard.
But with the 500 board feet
of wood they yielded,
I gave them new life
inside our home.

BY JOE CARTER
PHOTOGRAPHS BY JOHN HOLEN



FRUIT TREES
Wood worked as
inspired Brian in the
author's company
because steel sheds,
furns and other
objects in his house

The story of the black cherry that became

star trails, headwinds, rain, and other adventures in my house state, a few years ago, with four trees that grow right here on the property. The first, a massive old specimen, came down in a howling rainstorm one afternoon. Suddenly, it was no longer a tree but a 50-foot-long, 3-foot-diameter piece of hardwood that north could field more than just fireplace fuel. I saw boards in that trunk, so when the Department of Public Works arrived with their hands and chainsaws to lift it off the power lines it had stuck on the way down, I asked them to leave me with 10-foot sections.

Close to the house, two diameters stood straight and tall but dead, so they chose to remove them separately. And when they got to my kid's bedroom window one another huge one, perfectly healthy but, alas, in the foreground of an addition we'd been building. I called in an arborist to take them all down and back everything 10 feet and under into logs. The rain, and there was plenty of it, became small enough I would split for firewood.

So far, so good. But before I could craft anything with the wood, I needed someone to mill it for me. No one will was interested in my meager quantity—at least not at a price I could afford. So I started looking for someone with a portable mill, a kind that travels behind a pickup. I got in touch with several manufacturers, one of whom gave me the name of mobile master Larry Oliver III. He lived 35 miles north of my home in Connecticut and was willing to come down.

It took Oliver two days to load-saw the logs into boards and thick slabs. While he cut, I stacked the pieces to air-dry; I couldn't use the green wood, because it would shrink, crack, and warp. When he was done, he wrote me a bill for \$150, or 30 cents a board foot for the 300 feet he'd saw. Add what I paid the arborist and the backhoe guy who piled the saw logs in my yard, and my cherry still cost less than \$2 a foot, pretty good considering that it costs for someone from \$5 to \$10 a foot. With the stack I wished, I spent a day once it was sorted.

It wasn't easy. Reversing projects backwired, but mainly I was surprised to see the cherry is so fully finished already. After 15 months, some of the wood turned to a mass like moisture content of 15 percent, and I could no longer to work. I ran the boards straight for use as trawls for the cheese plates. With an oil of toughness as far away, the boards were a solid brown but turned with a subtle glow. For the outside in size, rounded the stem, and stacked, stacked, stacked. Then came the obvious reward. The more I used on the finish, the cherry fairly glowed. Days later, with the stacks piled in place, I had one handsome little stairway.

In the south-west corner of my yard, the boards that I left for the fireplace sit in a pile under a beech tree. They burn especially hot; even the next morning, the fireplace will radiate. Between the firewood's waiting and the deepening beauty of the trunk, stem, and branches now in place, the cost that saw stood with great dignity are still here. The what they were and what they are, I think I've done right by them.

tracking down a mobile mill?

need help

Portable mills can be tough to find. Ask area lumberyards and hardwood suppliers for leads. If that doesn't pan out, try calling manufacturers of mobile mills, since anyone who's forked over thousands for this tool is likely running a business, some may tell you who in your region has bought their product (for manufacturers, see Directory page 169). If there's simply no one around, you could have your logs hauled to a mill that doesn't move, but you'll face much higher costs. Unless you've got a lot of a valuable species, you might be better off making firewood.



1 **LOADING THE LOG** After being skidded over to the mill, a bucking stick, a log is clamped to a steel roller and slowly winched into the saw bed.

2 **PREPARING FOR THE FIRST CUT** A short flared section at the base must be removed off before the base saw can get to work.

3 **BETTING IN POSITION** Slinger Larry Oliver uses his saw to position the log on the saw bed. Side supports and clamps called dogs keep it from moving and throwing off the mill.

4 **SKIPPING THE SKIN** The initial head-saw cut squares the log, cutting in from the perimeter removes most of the cherry's yellow sapwood, creating boards that contain mostly or heart, fully dried heartwood.

5 **PLANNING AHEAD** With the skin seen off, Oliver figures how best to mill what's left. A 4-inch slice, for instance, could yield some fairly tight logs.

6 **LOSING TO GARNER** After some 40 minutes of head-sawing, it's a few inches out and down in go. The mill can slice through logs up to 3 feet across. Though others can handle up to 3 feet.

Photo: Christopher Weaver/100



The appeal of turning a tree into planks mixes back-to-the-land romance and penny-wise practicality, but just because it's standing there doesn't make it a candidate for milling.

There ought to be a decisive reason for taking it down. "It could be a hazard," says Jeff Thrasher, an arborist with Second Nature Tree and Landscape Co. in Stamford, Connecticut. "A large tree very close to the house, one that's leaning or overly unhealthy, those are trees that should be removed."

When there's any doubt, Thrasher suggests calling in an arborist for a bottom-to-top inspection. He or she will look at the soundness of the roots, the condition of the trunk—where inner rot may show on the surface as cracks, bark loss, and holes—and the overarching canopy of branches and leaves. But, Thrasher cautions, don't call in the chain saws too quickly. Sick trees can often be restored with aggressive watering, growth stimulants, and even structural repairs such as cabling and bracing between trunks and branches.

to cut down a tree



7 | CONTROLLING THE CUTS

Given your field site's just-out-side, with most portable mills, logs and timbers remain stationary. The hand saw, right along a track on the log, controls the speed of travel.

8 | SETTING THE THICKNESS

A simple handle and chain mechanism allows slide adjustments as fine as five both.

9 | STACKING THE WOOD

Timber cut slabs and boards, with stacking and a year of air-drying for every inch of thickness.

10 | GETTING TO BUILD

Explain months after it was sliced from a log, a future slab finds gets a few passes through a planer, which smooths the surface and makes it a uniform thickness. The final finish is also run through a planer to straighten and square the edges.

11 | TACKLED GRAPE

Intensifying height, as a board is cut to size.

12 | FINISHED TOUCHES

The completed slab getting one of several coats of wipe-on polyurethane that brings out the timber's natural glow.



To learn more about all-terrain wood, turn to Woodworking, p. 161



[MESS] [HALL] [...NO MORE]

**The TOH Guide to Planning
the Perfect Mudroom**

BY SALLIE BRADY PHOTOGRAPHS BY ALAN SHORTALL



COME ON IN
Outside the entry to
this Chicago-area
mudroom (also shown
on the following
pages) is a cement
heating panel with
household. SHOWN
here, a closet door is
set for boots and a
change table. Just
inside the mudroom
door, a small storage
cabinet (see photo)
helps clean.

Imagine you're coming home. You enter

the back door or through the garage, pushing your way through the chaotic corner of muddy shoes, baseball cleats, and hastily dumped school backpacks. You open that random piece of red metal called the coat closet, find that a quickly before the underwear, hats, and baseball bat (baseball bat?) come tumbling out. Now say the kitchen, where the dog's head sits in a puddle, charging cell phones lines the counters, and drawers overflow with everything except the keys that you can never find.

There is a place for all that stuff, and it's called a mudroom.

A half-way space between the outdoors and the inside of your home, a mudroom can be anything from a back hallway with freestanding lockers to a full-blown, multi-purpose room. Closets have rows of cornering pockets and drawers to fit gear in, carving space out of attached garages, building mudrooms between or nearby detached garages, or just using a corridor with open cabinets. Whatever form it takes, the mudroom is quickly becoming a necessary organizer for hectic lives, a repository for all those things that can otherwise make a family crazy.

Mudroom design was definitely on the agenda when Chicago architect Charles Cook recently designed a family room addition to his 1920s brick bungalow in Wilmette, Illinois. "Getting those keys out the door drove a lot of what we did in the mudroom," says Cook. "We used to have just a three-foot area with a coat rack, and with all the sports the boys are in, you could be easily have 25 pairs of shoes on the floor."

While guests still use the front door, Cook's mudroom, located at the rear of the house, is the main point of entry for the family. And that's just as it should be. To be an effective organizational tool, a mudroom needs to be located right in the center of a home's traffic flow. In Cook's house, that means on route to the family room (which is a half floor up) and the adjacent kitchen (an open steps away).

Like many mudrooms, Cook's begins with open wood lockers right inside the door. The lockers are fitted with easy-to-reach double hooks on three sides, cubbies for bags, boots, mailboxes, water bottles, and more, and space to tack more shoes or coats at floor level. The convenient, open-access storage that such units provide is a key ingredient in a kid-friendly design, says the pros. And with respect from Teenie to J.C., money-saving mudroom lockers today, they're no longer the snail of custom cabinetry only.

Other mudroom accessories include a bench for changing shoes, rough, slip-resistant



OPEN LOCKERS
Easy-to-use storage units without doors, ABOVE, are the best solution for organizing kids' stuff in a mudroom. Architect Charles Cook designed these of hard-wearing plywood and so that each locker has pairs of shoes and a backpack. ABOVE RIGHT, this built-in unit, RIGHT, provides enough room for two to five or more. All the space—and the adjacent family room—with natural light. Hanging the bench are vintage mudrooms that run all the way to the village.

flooring and easy-to-clean paint or paper for walls that take a beating (see "Mudroom Materials," page 124).

If space allows, consider incorporating additional coat closets or cell lockers for out-of-season gear, a cupboard for all the papers that pile up on the ledge above a coat closet, a dog bed or crate, pet food bins, and water bowls. In his mudroom, Cook finished a white board bench with floor-to-ceiling built-in that hold white coat closets, each one topped with a cabinet for off-season gear.

Of course, if you're building an addition or a new home, then the dog's due home with a mudroom. Architects have specified mail-sorting centers, storage for kids' art supplies, outdoor-filled niches for cell phone and iPod charging. Some homeowners have had their mudrooms planted for utility tasks to handle messy chores they want to keep out of the kitchen and for shower areas in which to leave down muddy boots or dirty pants (see "Custom Mudroom Features to Consider," page 121).

Cook admits his favorite mudroom feature isn't his mudroom, a hidden access drawer with a pop-up lid that sits in the way between the mudroom and the kitchen. Its side-load compartments hold keys, sunglasses, game plans, and more. The drawer even has an order to change the cell phone.

ADD ORGANIZER
Cook designed a parking space for keys, cell phones, and other clutter in his Mudroom unit, TOP. It's built into the top of a built-in bench at right is the large phone. LEFT, that shelves the mudroom from the family room, and is accessed from the built-in bench into the kitchen.

POP AREA
The dog bed is stored under a closet that runs the mudroom bench, ABOVE. Doghouse is an island inside the dog house from the mudroom into the kitchen. The dog house is a built-in unit on the kitchen's side.

Custom Mudroom Features to Consider

HOBBIES, PETS, EVEN RECYCLING CAN GET SORTED OUT IN THE MUDROOM. HERE, SOME CREATING SOLUTIONS HOMEOWNERS AND ARCHITECTS HAVE COME UP WITH FOR HOUSEHOLD CLUTTER PROBLEMS.



LAUNDRY CHUTE

Soiled socks and soccer uniforms don't just get in the house, where they find a dark, damp, and often chilly home. In this house, where they find a bright, sunny home. Chicago architect Heidi Rose designed this convenience into the mudroom with a mesh of the kids' storage lockers.



POTTING SINK

A shallow sink with a wall-mounted faucet catches the mess of indoor potting and watering chores. In a green thumb's mudroom, a restaurant-style pot washer might also be installed to handle large pots and buckets. Containers, fertilizers, and gardening tools can be stored in the cabinet under the sink or on shelves above it.



SPORTS-GEAR LOCKERS

Baseball, tennis, basketball, hockey—when kids' sports commitments get your mind, their uniforms, shoes, and equipment can take over the bedroom and even spill into the garage. Designating mudroom lockers for sports uniform and equipment storage puts an end to that, leaving today's game kit ready on pegs and in cubbies.



TRASH/RECYCLING CENTER

Glass, plastic, paper—what does it all need an efficient way to deal with garbage and recycling? Minneapolis interior architect Pamela Visquez designed a recycling center for one client's mudroom, complete with a trash-separator and sorting bins. Water-resistant doors and a poured-concrete countertop keep up the dirt-tolerant look. The built-in, which is also an ideal spot to sort the day's postal delivery so that junk mail can get dropped right where it belongs.



LITTER-BOX IDEALISM

All this Old Mouse TV's Rencher project house, Massachussetts architect Stephen Holt devised an ingenious solution for the where-to-put-the-litter-box question. He designed a bank of custom bear cabinets in the mudroom, which store kitty's bags of food on a pull-out shelf and offer her discreet litter-box access through a cat door cut into the wall of the red cat's out.



HOSE-DOWN AREA

Whether you live in a very dense, where dogs and kids track in mud or just the back, where you're always stepping up and a small shower stall in the mudroom can make life easier. A ground-floor bath with a shower and a wall-mounted hand spray easily accommodate dirty boots, feet, and paws. Make sure to keep a stock of towels handy for drying off, and place foot mats nearby to hold wet footwear as it dries.

OUT-OF-SEASON STORAGE

Full of baskets, shelves, and hooks, this mudroom is a great place to store out-of-season items. The built-in bench above a head is perfect for gear that's not needed all the time. The built-in bench is perfect for gear that's not needed all the time. The built-in bench is perfect for gear that's not needed all the time.



Since a mudroom is inevitably home to damp clothes, think carefully about the placement of its heating source, and if handy is a problem, consider venting it with a back-type exhaust fan. In severe climates, an extra door on the mudroom may be a smart idea, since that extra area will be a heat transfer zone between the outdoors and inside a full year's home. As Cook's house, the step-down design to the mudroom helps keep cold drafts from blowing directly into the family room, and radiant heat not only warms the hall off the floor, but also helps dry wet footgear.

Architects agree: The more comfortable and inviting you make your mudroom, the more your family will use it. "Getting the kids to put their things away was a point of contention in our family for years," admits Cook. "Now, everyone knows that they have their own space, and they know just where to put their stuff." ■

SMART CLOSET

Custom closets, above, provide a spot for adults' outerwear, long socks, and stuff that's needed only occasionally. A closet built on the inside of the door allows for a quick, personal inspection.

DESIGN TIPS FROM THE PROS

- Be sure to locate the mudroom in a convenient spot in the path of your home's major traffic flow.
- Rely on open storage—cubbies with pegs or hooks, shelves with pull-out bins—to get kids in the habit of putting stuff where it belongs.
- Don't treat a mudroom as a secondary space. You'll be using it every day, so use the same quality materials as in the rest of the house.
- Consider what the area will look like when it's being used, and plan accordingly. You might not want painted cabinets facing lamp smudges.
- Moisture every inch, build cabinets to the ceiling. Store off-season gear inside a flip-top bench. Side entry footwear under mudroom.

It took four months of hard work to build and remodeling to bring this 1925 Federal-style house back to its original glory. The house was built in 1925 and is a 100-year-old property. In the front porch, using bricks salvaged from neighboring outgrown chimneys and foundations. "This brings from our past and connects it to the future," he says.

Three seconds of tornado devastated a Maryland couple's 1925 Victorian. Two years of hard work brought it back from ruin.

BY TOM D. HARBELL, HOMEOWNER
PHOTOGRAPHS BY TIMOTHY BELL

Almost Gone with the Wind



The news came in a phone call: "Dad, you better get back quick." Our son Steve had called to tell us what he had just seen on TV. An F4 tornado with 240-mile-per-hour winds had ripped through the La Plata, Maryland, neighborhood where my wife, Jane, and I live. I sat stunned and helpless 900 miles away, on what was supposed to be a relaxing visit with family in Illinois.

"And the house?" I asked.

"Be prepared," came the reply.



FIRST, THE SHOCK

We drove all night, expecting the worst. Of course, nothing could prepare us for the destruction we found. Our 1,093-Polk-Vermont road directly in the street's two-block path. The garage, which housed my wood-working shop, was gone, along with 47 trees. Our own chimney was toppled, and the main road peeled away like a snake on ice. The front and back of the half-acre estate house were bowed out, clapboards

tears peeling out. In the first upstairs bathroom, where a 2x4 had impaled the east wall, debris had blasted the porcelain right off the tub. But in one of those freak-of-nature occurrences you sometimes get with a tornado, not a single piece in Jane's Decade class collection was disturbed in the dining room, even though the air were shards of window glass embedded in the walls and furniture. And of the upstairs bedrooms, only the front one was badly damaged. So we counted our blessings that our house was still standing, which is more than we could say for some of our neighbors' places.

Several were completely leveled. We called the house behind ours the "Wizard of Oz" house because it had been lifted completely off the ground and rotated around. Some people's roofs flew right off. Fortunately, all our trees had fallen away from the house—data just not built were yanked right out of the earth. If any had fallen on our house, the structure would not have been standing.

MOVING QUICKLY

It's important not to winter close in a disaster because after a few days, the volunteers start to disappear, and we needed all the help we could get. Within 24 hours, our church friends were in the house starting the cleanup. Our contractors, Tim and Steve Loh, would drive an address for us in 1994, brought a crew over to assess the house with a day. This was the most important thing we could do at that time, since the rain that followed the tornado was torrential. Our neighbors who had no remaining roof lost roofs, furniture—everything.

The next day, Anne's woodworkers showed up. Since they don't drive or own motorized

Far all the destruction the tornado left behind, the wreckage in the china cabinet was left completely, miserably unaffected. But this day, we walked around the side of the glass door embedded in the surrounding walls, source homeowner



WHAT THEY DID

REMODELING COST: \$137,000

TIME FRAME: 2 years

WHAT WE SAVED: Volunteer help, debris, a lot of work, numerous surviving walls, existing chimneys, remaining decorative wood trim, the porch (mostly), and a surprisingly excellent floor under rotted battlements.

WHILE WE REPAIRED: Reusing some porch walls and chimney built, and some we rearranged battlements for energy efficiency. Replaced damaged glass windows in the kitchen.

BIGGEST CHALLENGE: Getting the house built the way it had been without going into debt.

HOW WE SAVED IT: Doing as much as I could myself and using free salvaged materials.

- 1. REPAIR THE FRONT PORCH.** New columns and walls with built. While most of the original battlements were retained, and the existing ones were replaced with new ones.
- 2. INSULATED AND REPLACED** damaged walls and ceilings throughout the house. The front end of the living room, bedroom, the back wall of the kitchen, the office, and a corner of the family room were totally rebuilt.
- 3. REPLACED BROKEN WINDOWS** with salvaged old glass. And a new kitchen floor with a salvaged glass window replaced the old one.
- 4. BUILT A NEW BACK PORCH** to replace a damaged one.
- 5. REPLACED THE TUB AND TOILET** in an upstairs bedroom where the base of the selected debris had forced porcelain off the old tub and spread it out from the walls.

vehicles, they traveled about 20 miles or more down highways. They spent four days camping up the hillsides in our yard, then hauled the wood back to their sawmills. And people from the local Baptist church made donations for the whole neighborhood for needs during their journey to power.

INSURANCE WARS

When a catastrophe strikes, my biggest concern was maintaining our home's architectural integrity while staying within the insurance payout cap. Because of the way many people have an insurance cap, the cost to repair them is their original appearance is often more than the original replacement cost. Naturally, insurers want the cheapest option. That's why we had an especially tough time convincing them that the house's natural upper roof and metal steeling was lower cost should be reconstructed exactly the way it was. When the tornado blasted the house, the wind passed through the gaps, blowing away the tiles and rolling back the standing-wave roof. But not our 1x4s were lost. I am convinced that the original contractors, with metal tiles added to 1x4s that were spaced with 1-inch gaps, saved the framing and greatly reduced damage to the roof structure. The only structural damage occurred when both chimneys toppled and crashed through the roof.

Still, the insurers wanted us to go with cheaper asphalt shingles. We argued that they would change the house character of the house and would need a covering more in the long run since the rain would have to be

replaced to handle the additional weight. Our insurer finally saw it our way.

The windows were another sticking point. We wanted them restored to their original look, with painted bubble glass, which costs four times as much as single-pane glass. The insurance company didn't want to pay for that either. But by a stroke of luck, we found another historic building that had been restored by the tornado. The owner decided to rebuild with new vinyl windows, and all the painted glass originals were strong by a dispute. We salvaged the glass, paying only for the labor to have it cut and one installed in our old window sashes, which allowed us to come in under the insurance cap.

MAKING A COMEBACK

Meanwhile, we had other issues. Two weeks into the insurance process, a local fire we'd have to rebuild about parts of the house. It bowed out about three weeks to the center from, from the first floor to the attic, and two inches on both sides in the center back. We had to figure out a way to move the walls back in place and reattach them to the ends of the house. Our way to do it would have involved raising all the porch and wood joists to rebuild the walls, the cost of which would have been exorbitant. Luckily, our contractors figured out a way to level the walls back to the house by using long planks and a lot of



Even the upstairs, the homeowners were spared "Wild Oz" (on the front of their unimpacted house). A few days later, a photo of a friend up at the Associated Press site service.



splintered, rotten hanging off, shingles blown away. The front porch columns had detached and the front back porch roof was flapping down, three missing parts across across the ravaged yard.

Inside, plaster walls and ceilings were cracking off in chunks. Most of the original windows were shattered, with shattered con-



To learn more
to savings
for us, turn to
the bottom
p. 142



Homeowner Tom
O'Brien repairs
an original porch
railing in his spare
workshop. ABOVE,
which was totally
ruined after the
flood. Although the
original front porch
railing had to be
replaced, the living
room's hardwood
floor was replaced.
Only the living
room and kitchen
floors were replaced.



muscle. The rest of the crew worked from
inside and inside the house to reconstruct the
wall. After a few weeks of shoveling and
heaving, the house sagged back together.

Two months later, we had the garage
rebuilt on the original foundation. As it
slowly got my mind working shop together,
I was able to repair original porch beams
and concrete slabs, which made up for
insurance shortfalls. In fact, to save money,
I ended up doing a lot of the labor-intensive
work like picking out shards of glass and
cleaning the walls, which were covered with
disgusting, gray film left behind by the
flood cloud. And when the adjusters told
us our major allowance for being crisscrossed
walls, I knew I'd be spending the next three
months putting up the wire mesh and mud

plaster again, so the price would only have
to apply a skin coat of plaster.

In all, it took two years to bring our
house back to what it had looked like
before disaster struck. Of course, without
all those 100-year-old trees, it's not quite
the same. We've since planted about 30
trees. And the town put in two study color-
Last year, to our surprise, we were asked to
be in the governor's annual garden tour,
which motivated us to spruce up the rest of
the yard with about 50 shrubs and other
plants. It was gratifying to see nature take
these hands in disbelief when we described
how only a couple of years earlier every tree
had been destroyed and our house wrecked.
It made us proud to be back.

(Story continued on page 182)

PHOTO: GARY HARRIS

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Rebuilding Essentials

Restoring the 100-year-old home while staying within the budget set by the insurance company was a challenge. But the homeowners used elbow grease, ingenuity, and a few choice purchases to replicate original features as closely as possible.

[illegible]

[View all posts by Ryan Anderson, Esq.](#)

[illegible]

HYPERCALCAEMIA

to replace the town's 10-year-old window glass, provided the local glass dealer could locate the vintage window panes that had been removed from a local restaurant. "Fortunately, a lot of the panes were bigger than what we needed, so we were able to make what we" he says. "And the replacement panes lay the same way and were made of the same kind of glass." ■

WOOD TILE

Winnipeg's first rail station was built in place, the 2003 Midwestern main street festival with the inaugural "First Street" event, and the arrival of the first train to the city. The station was built in 1903, and the first train arrived in 1904. The station was built in 1903, and the first train arrived in 1904. The station was built in 1903, and the first train arrived in 1904.

For more on trying to win House conservatives, check out our new and revised for "House Blueprint."



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THE HISTORY OF SOO-COVERED HOUSES GOES BACK THOUSANDS OF YEARS, BUT TODAY'S GREEN ROOF IS A WHOLE OTHER SPECIES, ONE THAT BLOOMS WITH ECO-FRIENDLY PLANTS. AND MORE HOMEOWNERS ARE OPTING TO PUT ONE ON—FOR THE LOOKS, AND FOR THE ENERGY SAVINGS.

Mark Gaudin's wife doesn't normally react that way when her husband, a commercial roofer, puts his ladder to the roof of their brick Colonial. But then again, Gaudin had never gone about planting 900 square feet of ferns-and-shacks, ice plants, and other succulents up there either.

Here is a classic first reaction to a green roof: While it might sound incredible, irresponsible, and wholly impossible to cultivate soggy soil on the very thing that keeps us warm and dry, the practice makes a lot more sense than most people realize.

Called an *eco-roof*, *garden roof*, *living roof*, or *vegetated roof*, a green roof is a lightweight, layered roofing system that allows virtually maintenance-free plants to top a waterproofed substructure. If you've been hearing more about them lately, that's because the technology has become simpler, making installations, especially residential ones, more common.

100% of the respondents were female, and 90% were aged 18 years or older.



Why Go Green Up Top?

Green roofs help to purify the air by absorbing pollutants, soak up rainwater, thereby reducing storm-water runoff that pollutes rivers and streams, and keep a rooftop 10 to 30 degrees cooler in the summer and warmer in the winter, which means lowered air-conditioning and heating bills, lower fossil-fuel use, and a healthier environment.

If you're thinking that green roofs are some kind of eco-fagging, 21st-century eco-design trend, think again. The earliest nation of the East Plains lived in and because. So did 18th-century Germans, who carved their houses out of hillside they found that the juicy vegetation that grew naturally on their rooftops provided needed insulation. Today, green roofs are mandatory for new buildings in some European countries, including parts of Germany, which boasts more than 13 million vegetated roofs.

It was actually a German city that inspired America's recent awakening to green roofs. In the late '70s, Chicago Mayor Richard M. Daley began searching for ways to reduce his city's urban heat-island effect, which occurs when dark surfaces such as parking lots and asphalt absorb and re-radiate heat, spiking local air temperatures and increasing smog. He discovered a solution in Stuttgart, an industrial valley city that 30 years ago realized that its vegetated green-roof coverage could combat the heat-island smog cloud that loomed over it.

Mayor Daley ordered to Chicago's city council, and in 2001, added a 22,000-square-foot green roof to the top of Chicago City Hall. The mayors of Atlanta and Portland, Oregon, have also followed suit. In corporate America, Wal-Mart, Target, The Gap, and the Ford Motor Company have planted green roofs. Some cities, including Chicago, Washington, Illinois, New York, California, and Maryland, are offering financial incentives to anyone who puts on a living roof.

Who's Putting One On

As architects and developers are increasingly being forced to reduce the energy drain that comes with the building of 4,000-square-foot—and larger—homes, they are incorporating green roofs as one environmentally friendly feature. Mark Gralen installed his two-garden roof to help get his house in compliance with the strict environmental laws in Maryland's Chesapeake Bay area. In 1999, Gralen had already purchased his sprawling Colonial on the Severn River when the marina delivered a citation saying he was in trouble with local environmental laws for having too many unpaved areas—open spaces that don't absorb rainwater runoff, such as parking lots and driveways. So Gralen covered part of the driveway and made a green roof on the sloped roof of his unheated sunporch. Not only is his house now in compliance, "we got a lot less heat build up in the summer and here's the nice note—we're on the path to a report," says Gralen.

For more on roofing, visit thisoldhouse.com/hotAcrowhowtolessons



For some homeowners, the attraction of a green roof is just as important as the environmental benefits. Dan Strassburger, Spruce, Colorado, firmly wanted that contemporary home to look like a modern valley landscape, so they've planted aspen, birch, and spruce on the roof. A Washington, D.C.-area couple decided that they'd like to be able to step out of their second-floor bedrooms and into a garden, so the flat roof of an adjoining extension now supports tulips and other succulents, as well as a trellis. Other homeowners have experimented with small-scale green roofs, placing them on top of garages, carports, tool sheds, or even, as in Portland, Oregon, heavily used, over-the-breakfast room.

TOP TO BOTTOM: Chicago City Hall's 22,000-square-foot green roof; a green roof in a garden in Stuttgart, Germany; a living roof at the Cedar River Watershed Education Center in Seattle



Installing a Green Roof

While it might be possible to design your own green roof, it's advisable to hire an architect or landscape professional who has had some experience with green-roof systems. That expert will want to consult with a structural engineer who can advise you as to what kind of support your home requires. How much you need depends on the type of system you are installing. "Extensive" systems are the lightest, low-maintenance variety, usually planted with hardy drought-tolerant perennials such as sedums and other succulents. Because an extensive system requires no watering or special care, it's environmentally preferred.

"Intensive" green roofs create elaborate gardens, lawns, and growing everything from wildflowers to grass to small shrubs and trees. Such an intensive system is really a roof garden and requires watering, fertilizing, or even mowing.

Green roofs may reduce their owners' exposure to devastating UV rays and weather extremes, they're exposed to more than a year of 30 years—though there are reports of green roofs lasting three times that long—without replacement. Most folks install them when they're putting on a new roof or building a home or addition. But a roof that's young and healthy can be retrofitted with a green roof. A

Why We Went Green

AFTER A HURRICANE WRECKED THE ROOF OF THEIR MID-CENTURY HOME, THE COUPLE SEIZED THE OPPORTUNITY TO REPLACE IT WITH A ROOF THAT BLOOMS WITH MORE THAN 10,000 PLANTS

Karen Diehl and her husband, Dan Crouch, had actually been thinking about getting a green roof since 1997 when they moved into their 1960s contemporary home overlooking Virginia's James River. Karen had heard a lot about green building from a colleague, and the couple thought their flat-roofed house would be a perfect candidate. But the perspective just seemed to put off the project—that is, until Hurricane Isabel came calling.

At 4:30 p.m. on September 16, 2003, Dan was playing the piano in the living room when an enormous oak tree crashed through the roof, shrapnel blasting their home on the disjunct hotel left if gale-force winds in the house, a severed gas line, and a roof urgently in need of replacement.

Now was the time to go green, the Crouches couple decided, so they hired Charlottesville, Virginia, architect Fred Crouch. Crouch designed an extensive green-roof system that would add only an additional 10 pounds per square foot to the existing structure and require only one additional support beam in the living room. Work on the new roof began that January.

For plants, the couple called on Ed Snodgrass of Emory Golf Farms, a fifth-generation nurseryman known nationwide for his enormous selection of green-roof plants and vegetated golf courses. In August, Snodgrass delivered 14 kinds of drought-tolerant plants to the site: eight sedum varieties, pink and white thistles, and various flowering succulents, including Echeveria, a purple geranium flower (Crown of Thorns) already in full bloom, which Snodgrass positioned around the garage roof perimeter.

By summer's end, some 10,000 plants had been put in on the couple's 5,400-square-foot roof. "Driving up to the house, we could already see these vibrant purple flowers," says Karen, of her first glimpse after planting. "They were just beautiful."

When last fall's violent storm of hurricanes blew across their two acres, the couple stayed outdoors—not to avoid a falling tree this time, but to check the run-off. "It was crystal clear," says Karen. "We were so worried with all the work we had done on the house and the new patio job, but the last thing we wanted was dirt running down the side of the house."

Now the couple is waiting again, this time for spring and the first full-scale bloom of their green-pink and white and red and purple roof.



ABOVE: Karen and Dan Crouch in front of their Virginia home, whose flat roof was planted last summer with a variety of drought-tolerant perennials. LEFT: Above the plants were placed, it took two workers two days to get them in the ground. BELOW: Karen Diehl and Dan Crouch working on the green roof.



structural engineer will compute the weight-bearing load of a removed green roof and might recommend adding support if needed.

For many years, green roofs were installed only on flat surfaces, such as the ubiquitous black tarred roofs of skyscrapers. Today, green roofs appear on sloped suburban roofs as steep as 6 to 12, or 26.5 degrees, thanks to a modifiable technology that keeps the growing medium and plants in the veal and out of the downspout.

Your landscape professional will typically know a roofer who's waterproofed other eco-roofs, usually by laying down a PVC membrane or rubberized liquid asphalt. Once waterproofed, a green roof is ready for the cake-like assembly that will keep the growing medium and plants in place (see illustrations, below). An alternative to the typical green-roof layer cake is a new modular system that contains similar materials in flat 4-by-8-by-8-inch plastic planters that snap together over the waterproofing membrane. This system is less common, however, and slightly more expensive.

When first planned, a green roof might look a lot like a hot lava lamp, with lively colors plus scattered around the roof. But give it a year and it will fill in nicely.

So, how much does a roof go green on top? Obviously this depends

To learn more about green roofs, go to:

- earthledge.com, and greenroofsinfo.org, where you'll find the Green Roof Toolbox, a new online how-to guide.
- buildinggreen.com, the website of the Conservation Design Forum, the arbitrators from responsible for the green roof on top of Chicago City Hall.
- greenroofs.com, a marketplace for manufactured green-roof components and systems.
- greenroofplants.com, the website of Green Roof Plants, a nursery that specializes in green-roof plants.

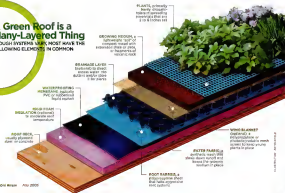
on how big a garden you plant. Commercial roofing contractors and landscape architects install a basic green roof at \$10 to \$20 per square foot installed—about five times the cost of standard asphalt shingles, or twice the cost of an urban flat roof. But later in years of energy savings, the cost of any more water catchment systems you might otherwise have to put in place—not to mention the maintenance you'll derive from playing a small part in preserving the environment—and the price of a green roof begins to look more reasonable.

Mark Gaudin says it just takes a little time to get used to the idea and comprehend its long-term benefits. But once a green roof is blooming, the concept is irresistible. Says Gaudin, "Neighbors who initially said I was crazy now stop by and say, 'How can I get one of those?'"

[This story continues on page 140.]

A Green Roof is a Many-Layered Thing

THOUGH SYSTEMS VARY, MOST HAVE THE FOLLOWING ELEMENTS IN COMMON



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Green Roof

OK, WE KNOW THE PROSPECT OF INSTALLING A GREEN ROOF PROBABLY RAISES A LOT OF QUESTIONS. SO HERE ARE ANSWERS TO SOME OF THE MOST COMMON ONES.

FAQs

without standardised monitoring in progress will be materials only at the site but a revision

Clasen says: "Within a year the fillet plants survived and filed in the soil."

Is the waterway a hybrid?

• **Hier die Lernschieke**

A *Heardly* yes. On a flat roof your roofing contractor will flood the installed waterproofing membrane. However, there's not always possible on a pitched roof, which sheds water.

A: A bare green roof should be worked once or twice a year especially for the invasive tree seedlings that love to take up residence. While landscape

• **Verfahren ist nicht abschließend**

© 2000 Blackwell Science Ltd

A: If the waterproofing is properly installed, you should be fine. If you do dig out the roof warranty. You intend to take up all the layers of the system to replace the leaky area. If you're using a fluid-applied system, though, you can snap out the plasters in that area to access the trouble spot. Then snap the masonry in again.

release 10-10-10 fertilizer) is performed especially when the plants are young. It's not 100 percent necessary for sedums. Most green-roof installers offer yearly maintenance for about \$100 to \$125 for a 2,000 square-foot roof.

What happens to the plants in winter?

A That depends on how
elaborate a career you want to

A: A good landscaper professional will help choose plants that will provide an attractive rooftop for your region in all seasons. "Some regions are deciduous and lose their leaves in winter, while

Installed. If you have an intensive system with a roof garden that requires regular maintenance, you'll want to put in footpaths. If you've simply planted an expanse of sedums, paths aren't necessary. Once they've matured, these plants are plucky tough-enough to endure a few footprints.

study authors drew part of

are plenty tough-enough to

light, and "says the breeders are happy to grow roof plants and cacti of Maryland's famous Small Farms. Many roofs fit both types of sedums with other perennials for variety. As for now, most sedums are happy to hunker down under a cozy blanket of the whole stuff.

★ **There would be a green roof for a bad idea**
It is extremely rare and areas that get four or five inches without rain. Even a roof planted with succulents would likely require some kind of watering system.

👉 I have a lot of shade trees on my property. How will

That's another glitch on the improvement, dollar thing.

What effect a green roof?
A: When deciding what kinds of plants to use and where to plant them, consider how much direct sun and shade you have where your green roof is located. Mark Giesler planted nine different species of succulents, and we ended up flourishing. "The sun guys find their sun and the shade guys find theirs."

Q How will it affect my home's resale value?

A In Germany, a green roof is considered a bonus for a buyer. A covered space that drives up property value, like a fireplace, pool, or a deck. Who knows? American buyers may all grow to feel the same way.

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AFTER RESULTS

ASK THIS OLD HOUSE

adding fish and plants to control the algae. The tired chemists. But the algae always comes back. Is there any way to keep the water in these ponds clear?

LAURA GRAY, SALEM, IL

ROGER COOK REPLIES: Algae blooms occur when something in the pond—such as nutrient content or pH level—exceeds a measure of albedo—has gotten out of whack. Fish are a source of excess nutrients, as are decaying leaves, lawn fertilizer runoff and uneaten fish food. A good way to remove nutrients is to add plants such as water lilies, which not only help to

restore a healthy balance to the pond but also add to its looks. Plants also shade the water, which reduces the sunlight that encourages algae to grow.

Check the water pH every six to eight weeks when the pond is healthy, but check it weekly if algae is getting out of control. A pH less than 7 is acidic; greater than 7 is alkaline. If the pH is coming out of the healthy range of 6.5 to 7.5, add appropriate chemicals to bring the pH into the healthy range, you can get them from pond-supply companies. Make sure the chemicals are labeled as being safe for fish.

Replacing Z-Flashing

My house has rotted plywood siding and I have to replace a section of it and some rotted Z-flashing at the same time. Can you tell me how the flashing should be installed?

THOMAS STERN, FORTUNE, OHIO

TYM SILVA REPLIES: Galvalized Z-flashing, so-called because of its Z-shaped profile, is used to keep water from getting through the horizontal joints between sheets of plywood siding. You set the flashing in the top edge of each



The work table that the show guys gather around inside one of Ask This Old House is topped with a sheet of polished medium-density fiberboard.

Durable Work Surface

What type of material is used on the table that the guys hang out around on Ask This Old House? Its surface has to be quite durable, given the way they toss things back and forth. I notice that Norm uses the same similar work surface on The New Yankee Workshop.

LARRY FENWICK, MINNEAPOLIS, WIS.

KEVIN O'CONNOR REPLIES: The table surface is a painted sheet of birch-veneer MDF—medium-density fiberboard—and you're right about its durability. It's based on the same design and is the same material as a work table on The New Yankee Workshop.

MDF takes a lot of abuse, but if it ever gets badly damaged, we can simply flip it over and use the other side. Or replace it entirely. At about \$10 a sheet, MDF isn't that expensive.

Battling Pond Algae

We have two small ponds in our backyard. Every spring, I clean out the ponds and get the filters going, but I'm now fighting algae in a battle that lasts all summer. I've tried



The painted "Polar Layer" white to make light shine through the tube during low light hours.

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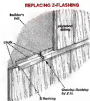
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piece of plywood on a flat bed of crink and hold it in place with just the heads of roofing nails driven into the sheathing. Don't nail through the flashing itself or it will eventually leak. Overlap the ends of the roofing by at least 3 inches and run a bead of caulk between the pieces at the overlap. And just before the

plywood is installed along the top edge of the panel as extra protection against water.

Before installing a new plywood section, seal all edges to prevent them from soaking up water. Use either a primer if you plan to paint it, or a water-repellent preservative, if you plan to stain it. Also, as you install the plywood, the primer or sealant on the bottom edge (8 to 12 inches above the floating's horizontal log so water can run away easily from the joint) must be sealed so the back of the weathered plywood stays buoyant and out of harm until two weeks of installing it before sunlight and water start to deteriorate the new surface.

Backward Drywall

I'm remodeling a room that has walls of wood paneling. When I removed the paneling, I found that the drywall underneath was installed with the brown paper facing facing out, rather than the finished side. Should I remove all the drywall, or is there something I can do to work with the existing drywall? My house was built in 1940.

JOY BARNES, WILMINGTON, DE

TOM STEARNS likes to remember doing this when I was working for my dad. Flattening the dry soil creates a surface that doesn't have the beveled edges, so there is a completely flat surface to support the coming.

If you don't want to hide the old drywall again under new ponding, here are a couple options to think about: Seal the surface with an acrylic primer and cover it with wallpaper. Or tape the joints and cover the drywall with a plaster bonding agent like Rastamud, then skim the walls with veneer plaster, which is thick enough to hide the wall's imperfections.

Fertilizing Grapevines

What is the best fertilizer to use on grapevines, and when should I apply it?

PAVING-ROADS BRIDGE, BROOKLYN, N.Y.

ROSEBUD COOK REPLETES: Cans are deeply nested stacks that usually don't need a lot of fertilizing. If the soil is naturally rich, you may only have to fertilize once every two or three years. For well-drained areas, let soil be 1/2 to



(dataset) population. Also this one is the 1998-1999 project house in Concord, Massachusetts, recorded a dose of 10-15-10 (nitrogen) in soils tested.

typical of C-C-C fertilizers around the east zone. Identify the study spring. But the actual amount and type of fertilizer you use depends entirely on your soil conditions. Use your first order of business should be to have the soil tested by your local cooperative extension service.

Hanging a Television

I have a camera and want to bring my TV on a
mail to free up some floor space. Problem is, the
mail is insured with the US Mail. How can I
contact the insurance on this unit?

PAUL BUCKFIELD, BOSTON, MA

a suffix above kitchen cabinets. When I get to this feature, should I apply the crown to the top of the suffix or should I step it down and follow the underside of the suffix?

CHRIS PASTERIK, BRIDGEPORT, MD.

NORM ABRAHAM REPLIES: I would install the crown at the top of the shaft. For one thing, it would be a lot easier to install (not very flat, but I think the crown would just look a lot better if it followed the ceiling).

Leaky Casements

We have several-paned casement windows throughout the house, and while they're in very good shape overall, we still find it hard to keep the house at a comfortable temperature despite our mild winters. They also leak when we reach them on the outside. I haven't too much luck with various types of weatherstripping. Do I have to write a tip check to have new windows installed?

JEFF CAMPBELL: LOS ANGELES, CALIF.

TOP STORY PEOPLE: Probably not. You may just need to look a little harder for the right kind of weather-savvy.

Common to all is essentially total darkness, which means if you want a product that will be compensated by the light of the window, it's not the best choice. For wood windows, we use wood or solid cultured fiberglass. Camouflage Techologists, who offer a variety of weatherable and great-looking roofing, but that's not the best choice. Weatherstripping and window seals to help seal off the wind you have you if probably best to do this in a company that specializes in restoring windows and doors. Such services will probably still be able to help you with your window and door work.



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Drill: It works. It bonds. It's paintable.
It works before and end. What will
you use it on?

The image shows two tubes of Loctite threadlockers. The top tube is labeled "Loctite 242" and the bottom tube is labeled "Loctite 270". Both are white tubes with red and blue markings.

POLYSEAMSEAL

Water Heater Repair

After watching the show where you replaced the sacrificial anode rod in a water heater, I bought a new rod and I thought I'd tackle the repair. But I can't get the old rod out. Any suggestions?

RAY BUSH, GAITHERSBURG, MD

RICHARD TACHENBERG REPLIES: If you don't change the anode rod in the first few years after installing a tank, it can fuse in place so solidly that it's almost impossible to remove. Here are some things to try.

First, start with a socket of the right size (then add some leverage, AN-11HC two-pipe—some-does call it "cheater")—sized over the socket-wrench handle will often do the trick.

If leverage doesn't work, heat the nut with a torch and then try again. Heat some times, coax a rod loose and just enough to break free. Don't touch the torched metal with anything but your socket wrench. Sometimes I can't tell you how many times I've seen people grab a hot nut with their bare hands. And after risk of using an impact wrench.



When the anode rod in a water heater won't budge, Richard Tachenberg says a "cheater" (a piece of steel pipe over the handle of a socket wrench, then hit with enough leverage to break the anode free).

too aggressively you might damage the tank.

To make the task easier the next time, record out the threads of the rod and seal with Teflon tape or an anti-seize compound such as Lub-D-Scal. Make sure the compound is approved by NSF for National Sanitary Foundation.

Clues to Bearing Walls

Will tile in rooms on either wall that divides the playground from a corridor and a hallway leading upstairs. Two local contractors say

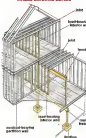
"no problem," but I'll be the first to say that this isn't a load-bearing wall. What should I look for?

BOB COFFEY, ALCOHOL, N.J.

TOM SILVA REPLIES: The best rule is that if a wall runs perpendicular to the stairs, it's probably bearing some of the load of the floor above it. There are plenty of clues to determine which direction the joists run. For one, go outside and look at the ridge of the roof: most joists run at right angles to it. Visible ceiling beams usually are placed at right angles to the joists, too. Most houses have exposed joists in the attic or the basement; the joists on the other floors usually go in the same direction.

You may also be able to see lines of nail or screw drips beneath the pencil in the ceiling, drywall or lathwork. There with a stud finder. However, if you have drywall, don't be too happy running at night lights to the joists, the way you could house them in New England (then those circles will remind you to look under the floor when it rains). You can see if your house has drop ceiling checking under the joists of an unfinished attic.

WALLS BEARING LOADS



JOE PERRELLA REPLIES: Absolutely you can use a 1/4 inch cement backerboard, a product available in most home centers. A quarter-inch difference in thickness may not sound like much, but it's better than nothing.

First, check if the condition of your existing flooring will be good down only at the perimeter. You'll have to remove it if it's fully adhered as well as and it was installed after 1979, though it is slightly using a screwdriver on a pole leader then vacuum the floor and spread the adhesive or type-I mortar using a 1/4 inch notched trowel. If your vinyl flooring was made before 1979 it may contain asbestos. It will also help the tinning and just give it a rough cleaning before applying the tile.

Now place each sheet of backerboard in the wet mortar, stagger the joints, and nail them down with self-tapping galvanized roofing nails just long enough to penetrate the subfloor. Their big heads hold better than bugle-head screws in the tile material, and they're more durable than shiny electroplate-galvanized nails. Space

the nails at least every 8 inches in the field and every 6 inches along the perimeter of each panel. When in doubt, and in a few instances, there's no insurance as cheap as a couple of extra nails. Finally, cover the joints between the sheets of backerboard with mesh tape and paint. Then your floor is ready for tiling.

Joe Perrella is a tiling contractor in Massachusetts who has worked on many The Old House TV projects.

Heated Countertops

We completed the tear-out, expansion, and rebuild of our kitchen last year, and we thought everything was perfect. But when winter came we discovered how cold the stone countertop can become. Is there a way to warm them up using radiant heat?

RUZ MANTON, WILMINGTON, N.C.

TOM SILVA REPLIES: Sure, I have not made one heat under our granite countertops, which I installed a few years ago, when we remodeled our kitchen. (Continued on page 127)

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Thin Tile Substrates

We'd like to install ceramic tile over the existing vinyl floors in an older house, but we want to minimize the height of the added flooring. If possible, is there a base material thinner than 1/2-inch backerboard?

HOWARD WINTERFELT, BIRMINGHAM, ALABAMA

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First, I stapled half bubble reflective insulation to the tops of the knee drawers to trap the heat against the stone, then I caulked them with grout (grout/paints made for PEX tubing). The tubing was tied into the grout and connected to a zone valve off my boiler.

The countertop fabricator placed the stone on top of the panel, and I caulked the plywood's exposed edges with a flap of walling. My wife thought I was nuts, but now she sure loves that search is the silver. Also, I used dough clay to perfection.

If you don't have a better you could install plastic radiant heat—that's what comes in a plastic mesh. But the only practical way to install that type of heat to your counters would be to first remove them. And that may not be very practical at this point.

Unladylike Bugs

There must be a point where ladybugs become a pest. I think we've found it, because a ton of them got into our basement. When I topped the basement, they fell out of the insulation. Are they a problem?

RANDOLPH SMITH, CARROLL HALL, NY

ROGER COOK REPLIES: I wouldn't say they're a problem, exactly. Ladybugs are a kind of beetle that feed or reproduce indoors, so they're not doing any damage, but they can be a nuisance for sure. They probably crawled into your house in the late fall as search of a warm place to hibernate. In spring, when they all wake up, the bugs start looking for a way out.

Ladybugs can get through cracks as small as 1/16 inch wide, so one of the easiest ways to keep them out of your house next fall is to caulk gaps, fill holes, and patch or replace any damaged screens, including the ones on upstairs and vents. Pay close attention to any gaps around basement windows as well as between the foundation and the floor plate. The next member that the four kids read on.

If a few bugs manage to get past these defenses, look for them to show up in your basement. If you're looking for them, they're probably in the basement. Besides, these insects are useful, feeding on the pest to control aphids.

If you send a question to Ask The Old House, go to www.fox.com/asktheoldhouse or write to: Ask The Old House, This Old House magazine, 1845 Avenue of the Americas, 27th Floor, New York, NY 10014.

Include a complete address and daytime phone number. Published questions will be edited for clarity and length and may be used in other media. We regret that, due to the volume of mail received, we're unable to reply to unpublished questions.

Sagging Gutters

The gutters on my house are beginning to sag in several places and don't drain properly. I've noticed that several of the screws holding the support brackets are loose. What should I do about that?

B. GEORGE BLA, NEWPORT NEWS, VA

TON BEAN REPLIES: Screw them back in. If they don't hold, replace them with screws that are one size up in diameter and length. The bigger screws will get a better grip in the wood, and the job will go faster than if you tried to reposition the old screws. ■

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SKILL BUILDING

Clamp Know-how

From On The Job p. 75

How many clamps do you need?

Although it's obvious you can never have enough clamps, there is an ideal number for each gluing task, and it's based on some simple physics.



glue line

A lightened clamp creates a 90-degree angle from the clamp head. So in order to get even pressure along the entire glue line, the glue joint with any gluing project (clamps should be spaced so the pressure line overlaps.

The width of a pressure

line depends on how far the clamps from the glue line. To rewording up, say a 10-inch edge for a board shelf. You actually need more clamps spaced closer together than you would a edge-glue task or join-stitch. Using such a wide, which protect the work from the clamps (pins). In one way to reduce the number of clamps.

How tight is tight enough?

It's possible to crack a clamp so tight that it exerts a couple of tons of force on the work, but that doesn't mean you should. Too much pressure can squeeze too much glue out of the joint and can compromise the strength of the bond. This is especially true for epoxies and polyurethanes. Yellow wood glues are more forgiving of overtightening.

For the best result, apply the glue thickly and evenly to both sides of the joint, then tighten the clamps enough to squeeze out a bead of glue along the glue line.

30-Pipe-Clamp tip

When using pipe-clamps to glue narrow pieces of wood into a single wide board, alternate the clamps so that they, every other pipe is on the opposite side of the work. That prevents the work from bowing and twisting before the glue sets. —John Wiley

[Reader Tip]

Paintbrush

Prep. Before using any paintbrush, first soak the bristles for a few minutes in the liquid you use to clean the brush — water for latex paints, paint thinner for alkyd, oil-based paints. Spin it dry. A brush treated this way can be used longer before it needs to be cleaned. It cleans up easier, too.

John Wiley
professional
painting and
decorating contractor
Arlington, Mass.



Patching a Screen

"Building a Screen Door," p. 75

Most screens are easy to tear but quick to repair. Rip in fiberglass screening, the long black stuff can be seen closed with a needle and thread. Failing this, a hole in mesh screening requires a patch.

First, cut a piece of screen about 1/2 inch larger than the tear or hole. Fit the edges so individual wires project about 1/4 inch all around the patch, and bend each at a 90-degree angle (twice). Now catch those wires through the torn screen. Then pinch them over so they grab the screen cloth.

Any patch or screen repair is only a temporary measure to keep the bugs at bay. Replace the entire screen as soon as possible. —John Wiley



PHOTO TOP BY MICHAEL GOODMAN; BOTTOM BY JOHN WILEY

Edging Along a Curve

["A Better Border," p. 70] Roger Cook, this Old House landscape contractor, has a few tricks to make sure that his Belgian block edging looks as good on curves as it does on straightaways. For instance, if a curve is along level pavement and looks like a radius—a section of a circle—he sets one end of a string (one tape measure) four stakes pounded into the ground at the center of the driveway circle. He then pulls the string tight and marks out the curve with spray paint as he moves the string's free end. If the curve doesn't follow a radius, he just sprays the line freehand. After trimming the pavement to the paint marks, he sets the blocks in concrete and uses a level to make sure their tops are even.

But when the pavement slopes and curves, a level isn't much help. So after trimming the pavement,



next, Roger makes a temporary reference strip for aligning the stone. He hammers a wooden stake into stumps that are away from the pavement every foot or so. Then he sets back-lap strips of metal shiplap to match the curve, and screws the strips to the stakes. The tops of the strips are the same height above the pavement as the stones will be, so it's just a matter of setting the tops of the stones even with the top of the lattice strip. "Once the strips are placed," Roger says, "the stones generally last." —Scott Schilling

What to Do When a Block Won't Fit

["A Better Border," p. 70] When there's no room for the last block in a row of edging, Roger wants to cut that block in 1/2. "A little piece will stand out like a sore thumb," he says. Instead, he trims the same small amount off each of the last four blocks in the row, a much less noticeable fix.

To cut Belgian block, you need a diamond blade—one meant for dry cutting—on an angle grinder or circular saw. The work is dusty and noisy, so be sure to protect your eyes, ears, and lungs. Mark the cutline with a crayon and make a series of shallow cuts until you're at least halfway through the block. A cold-chisel and a 3-pound sledgehammer should split off the waste, but as Roger says from experience, "You never know for sure what granite is going to do." A few more cuts may be needed to finish the job. —Sam Galley

[Reader Tip]

Caulk Saving
To keep caulk fresh in its tube between uses, save the tip that you cut off to open the nozzle. Just turn the tip around and stick it in point back in the nozzle hole. That's what we do in the lab where we test caulk every day.

William Lingo
R&D Supervisor
Old-Fashioned
Rustics, Ohio



Salvaging Vintage Bricks

["Almost Good as the Old," p. 230] All it takes to salvage the bricks from a demolished wall or chimney is a few tools, some patience, and a strong back. As a general rule, the older the mortar the easier the bricks to remove. A few whacks with a hammer and a chisel will knock off the large pieces. Then a vigorous scrubbing with a wire brush will clean away the remaining mortar. Just be sure to wear gloves and eye protection. Mortar stains are harder to get rid of. An overnight soak in diluted muriatic acid should do the trick if you have the patience. Better yet, leave them be. "Stone's built to last," says Roger Cook.

As a rule, bricks used salvaged brick anywhere north of the frost belt. Old wall bricks often so porous that they can rapidly break apart when a few seasons of freeze-thaw cycles' fused for a patio or pathway. A better use in cold climates is in garden edging, where replacing a few bricks every year is a fairly easy task. —Ashley Wardle



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Recipe for Air-Dried Wood

1) Give it a kick. (1) When all the dirt and dust from milling logs into boards has settled, the wait for the wood to dry begins. The goal is to get the wood's moisture content down to 20 percent or less without it warping, rotting, cracking, or discoloring. Commercial operations do this with kilns, which require lots of energy and diligent monitoring at each stage of the process. Laying wood in dry sites longer but it's a far more practical option for homeowners with freshly sawn boards.

The trick is taking a board to dry it hard to predict. Factors such as the kind of wood, the board's thickness, the local climate, and even the time of year the tree was logged all play a role. That's why a moisture meter is a necessity. It's as important a tool for monitoring-drying wood as a meat thermometer is to cooking a Thanksgiving turkey.

With air drying, slower is almost always better because it enables the wood sets to maintain their shape and strength. But the quality of the final product still depends largely on how well you stack your stack and care for it. Here are the key steps to keep in mind.

Get it off the ground. (2) Good air circulation under the stack is the best insurance against fungal infestation. Twelve inches is the recommended minimum clearance above ground.

Stack the boards evenly. (3) This is done with sticks, narrow wood strips that hold the boards apart so air can circulate on all sides. Sticks must be dry as they'll leave an indelible stain on every plank they touch. They

must also be the same thickness so they don't cause the planks to bend. For 1-inch stock, the sticks should be no more than 1/8-inch apart. Run them flush with the ends of the boards to reduce checking (sawing).

Seal the board ends. (4) Checks happen when moisture leaves the wood too quickly. That's particularly a problem around the end grain. Slow the moisture migration by brushing all the ends with a wet emulsion such as Anchorseal or even an oil-based paint.

Clamp it down. (5) Wrap string clamps around the stack at some of the sticker locations to reduce the chance of warping. Tighten them once a month to make up for the wood's shrinkage as it dries.

Once the boards are stacked and clamped, there are a couple more things you should do to get the most out of the wood.

Protect the stack. Wrapping a plastic tarp tightly around the stack may shed rain, but it will encourage mold by keeping in moisture. Instead, improvise a roof with sheets of plywood (a 2-foot overhang is ideal) laid on top of sticks, and then hold them down with plastic tarps staked to the ground like a tent. The tarp shade also keeps sunlight from harming the wood grain.

Dry it more indoors. Wood left outdoors can't get any drier than the ambient conditions, typically a 15-20 percent moisture content. So before using air-dried wood inside, let it acclimate indoors and drop to an 8 to 10 percent moisture content. —Tom Iwerks

Is It Done Yet?

How long will it take to wait for wood to air-dry?

| WOOD SPECIES | Drying Time |
|---------------|-------------|
| ASH | 60-90% |
| BIRCH | 70-90% |
| BLACK CHERRY | 60-90% |
| DOUGLASS FIR | 60-90% |
| HICKORY | 60-90% |
| KNOXWOOD PINE | 60-90% |
| MAPLE | 60-90% |
| RED OAK | 70-90% |
| WHITE OAK | 70-90% |
| WHITE PINE | 60-90% |

SOURCE: U.S. FOREST SERVICE, WOOD DRYING GUIDE

If you have a favorite tip you'd like to share, send a description, along with sketches or photos, to: Reader Tips, This Old House, 7881 Denner Rd., St. Louis, MO 63105. Or email: tips@thisoldhouse.com



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Hand-Sharpening Mower Blades

(The Good Stuff.) 36 Whether your lawn mower is a new yardstick or a rusty old beater from a yard sale, it needs a little TLC to make clean, fast cuts, which are better for the health of the grass and put less stress on the engine. Here's how to do it.

Straight-edged blades. Hand sharpening this type of blade isn't that difficult, says Flat Top Mower Landscape contractor Roger Cook. Just clamp it into a vice grip both ends of a well-buffed file with two gloves on and rock the file to find the angled bevel that was ground in at the factory. Push the file down at that angle till the file is up off the blade on the backside, and repeat. Churning a file against metal on the backside dulls the file. A circular filing until the entire edge is shiny bright and cuts easily through a sheet of paper tips the blade over and sharpens the opposite cutting edge the same way.

Hollowing blades. This type of blade has a curved cutting edge, so sharpening it is like stone work: a file that has a half-round profile on one side. Use the file a flat side to sharpen the straight edges, as described above, and the half-round side on the curves.

Once any blade is sharpened, check its balance before you remove it. If you don't have a blade-balancing tool, you can do this with a screwdriver. Place the blade horizontally through the blade's center hole. If the blade is not balanced, the more metal off the heavy end. An unbalanced blade will wobble and wear the mower's engine bearings prematurely. —Don Schilling

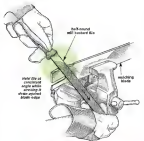


ILLUSTRATION: KERRY STONE

Keeping Limestone Looking Its Best

(The Law of Limes.) 40 Limestone is the new marble: its soft, earthy colors and subtle patterns have made it the eye-catching choice in many new high-end bathrooms. And like marble, limestone is porous, so to keep it looking good, you need to treat it right—starting on the day it's installed. Here are the recommendations of Rick Olson, of Materials Handling in Chicago, the source of the stone in the bathroom on p. 40.

Wait 48 hours. After the installation is finished, leave the stone alone until the grout and adhesive cure.

Apply sealer. Water-based sealers such as StoneTech's SolidShield or Miracle Sealers 501 Penetrator Plus won't change the stone's color, but they do stop the penetration of liquid water while allowing the stone to breathe. Clean all the stone surfaces with water first, then apply the sealer liberally with a foam roller or bristle brush.

Wipe off excess. Wait 30–45 minutes for the liquid to soak in, then wipe away any excess sealer with clean rags. Be careful to rotate the rags so you don't rub any more sealer into the stone.

Let the sealer cure. This will take another 48 hours. No showers allowed. Protect the floor from foot traffic with pink room paper.

For everyday care: avoid household cleaners. Keep showers down with warm water only (then there's no risk of etching or leaving streaks on its surface). And every other year apply a new coat of sealer so the stone will continue to repel dirt, water and soap scum. —Tom Iveler



Limestone, which comes in many colors, should be sealed against water penetration. Make sure to coat any product in the limestone piece before applying it over every surface.

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WORKSHOP NORM'S NOTEBOOK

Caulking a Tub Surround

It's only a matter of time before the caulk in the joint between the top of the bathtub and the tile surround gets grungy and has to be replaced. But many people put off this task because they have a hard time being down in even beads of caulk, and when they do, it often doesn't stick. A proper job is a matter of good prep—the step everyone forgets. The rule: If you will work on just about all bath surfaces, from ceramic to acrylic.

First, cut away all the existing caulk—and I mean all of it—with a utility knife or single-edge razor blade. Then, clean out the joint and the edges of the tub and surround with a toothbrush and bathroom cleaner to get rid of any soap scum. Rinse the area well, let it dry completely and wipe it down with a rag moistened in alcohol to remove any residues left by the cleaner. Finally, make out both sides of the joint with painter's tape.

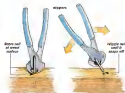
Fill the joint with 100 percent silicone caulk with mildewcide and smooth it immediately with your finger. Silicone skins over quickly, so you need to work fast. I find that it smooths more easily if I first dip my finger in alcohol. Now slowly remove the tape. That usually leaves tiny ridges. Smooth them out with one quick pass of an alcohol-moistened finger.



Nail Clippers

Removing studs or roof trim during the demolition stage of a project often leaves behind protruding nails. It's not safe to leave them sticking out, so sometimes I just bend them over. But it's usually better to cut the projecting part off.

There's a job for nippers, although I rarely use them to cut clear through a nail. It's easier to push the chisel with the nippers (just at the wood surface), then grip the nail again to wiggle it back and forth a couple times and it snaps at the scum. You can do this with lineman's pliers, too, but nippers can get closer to the wood.



Cord Rescue

Sooner or later you'll probably damage the power cord of your circular saw, jigsaw or drill. If the damage is just to the cord's outer covering, I wrap it with several tight, overlapping turns of electrical tape. I start the tape about an inch before the damage and run it an inch beyond that. If the damage severs any internal wires or melts their insulation, replace the cord immediately. It's not safe to use.

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Matthews

pp. 14

Our thanks to Jeffrey Sargent, senior electrical specialist, NEPA, Quincy, MA, 800-344-3353, jeffs@nepa.com.

Around the House

pp. 19-20

Design note: "Eclectic Textiles: Designing for High Performances," Cooper-Hewitt National Design Museum, New York, NY, 212-849-8400, cooperhewitt.org.

Hamilton: Coastal Concrete Counters Inc., Pensacola, FL, 850-544-0269, coastalconcretecounters.com.

Origin: The Philip Screw Co., Bellingham, WA, 778-796-4759, philipscrews.com.

ABOUT THE HOUSE



By Design: Elizabeth

pp. 21-24

Architect: Jack Mungley, Lullwater Studio Architects, Atlanta, GA, 404-359-1149, lullwater.com. **Contractor:** Mac Fowell, Woodman & Associates, Knoxville, GA, 770-532-4374, woodmanandassociates.com.

By Design: Richard Krawing Black

pp. 10

Architect: Coby Oella, Bessie and Boyd Architects, Chicago, IL, 312-661-0222, bessieandboyd.com. **General contractor:** Tolkan Associates Construction Inc., Park Ridge, IL, 847-492-6194. **Stone:** Minerals Molding Corp., Chicago, IL, 312-226-0232. **Plumber and shower door:** A & J Chen Co., Chicago, IL, 773-762-4785. **Painting:** Pittman Pezzo & Bower, available through B&M.

800-777-5763, mblhouse.com.

Grid: Kallens, 855-452-5347, kallens.com.

Exterior: Creative Concrete

pp. 43-45

Our thanks to David Wood and Eric McLaughlin for helping to identify the vendor.



Interiors that attract Paul Rovers to the Southwestern, Concord, MA, 978-367-9763, concordinteriors.org.

Style in the Home

pp. 51-52

Garden antiques:

Barbara Isard Garden Antiques, Kew-Forest, NY. For appointments call 212-794-4281, barbaraisard.com. **Acme House, The Sage Place,** Wilson, NH, 603-768-3525. **Matthew White,** Recycling for the Past, Haverhill, NJ, 603-668-3796, recyclingthepast.com.

Dave Allen, Architect Design and Salvage, Jamaica, CA, 767-831-0440, architectdesignsalvage.com.

Reproduction stone carvings: **Greenstone Carvings,** Hackensack, Belmar, NJ, 856-931-7061, greenstonecarvings.com.

Stone carvings: **Artisan Design and Salvage**

Home Tech: Elizabeth Telesch

pp. 25-28

Our thanks to McKen Patterson, principal of Aaron Patterson Design Architecture, Scottsdale, AZ, 480-251-8001, apdesignarch.com. **Barbora Longhorn,** East Row Kitchen, Moravia, CT, 203-445-0062, barboralonghorn.com. **Jack Baranovsk,** Ultimate Sound & Installation, New York, NY, 718-729-1211, ultimateinstall.com.

WORKSHOP DIRECTORY

House Color Mixing & Addition

Location: Danbury, Connecticut
pp. 69-72

Architect: Don DeMatteo, Madison, CT, 203-241-0481

Toddler's Clamps

pp. 73-75

Clamps: **Crabtree & Wray** and **1-to-1** double Clamps by Crabtree, crabtree.com.

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Edge clamps: **Clamp-Handled Edge Clamp** EKT33 by Bessie Tools, 117-621-7240, bessietools.com. **Quick Action Clamp** 40306 with Single Screw Cross Clamp 99 by Wichter Clamp Co. Inc., 800-631-1853, wichter.com. **Wid clamps:** **Small Jack**

Roller-Tipped Clamps 1EM36.36 by Gamm



Wyle, 800-218-2842, gamma.com.

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Vite clamps: **Vite-Grip 7008.7** in Curved Jaw Locking Plate and **Vite-Grip 700** Locking Clamps with Swivel Plate by Vite Industrial Tools, 800-444-7946, vite.com.

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Checklist
of Fix

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HGTV

HAVERSTOWN

The show kicked off its 20th anniversary with the renovation of a sprawling 1800 Queen Anne-style Victorian in Westport, Massachusetts.

CHARLESTOWN

The Old House worked on the expansion and renovation of an 1860s Second Empire townhouse on Barker Hill Street in the historic South End neighborhood of Charlestown.

NEXT PALM BEACH

The Old House is on heads to sunny Florida, where they transform a Mediterranean Revival-style bungalow into a delightful tropical escape.

DIY NETWORK

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The renovation of a 1967 single-style Victorian is featured in this project. It also included the removal of asbestos, mold, and the overhaul of the kitchen.

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Tip On Roofing
pp. 134-140

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Workshop: ARK Thin Old House
pp. 142-148

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CT, 477-784-4383, www.stonetech.com

Save Thin Old House
p. 156

our thanks to Alan Weiss for his beautiful
photographs, the House Society for helping
their mission, Paul Emerson and Perry Bush,
project co-chairs, Neil Yehoshua, City of
Bedford's historical, Glenn Kasper, executive
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Commission, and to the volunteers who helped
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Unfortunately like many one-and-a-half-century-old houses, the place has lost some of its grandeur. After Marvin's daughter sold it in 1940, the second story was expended, and the exterior was cut up into apartments. The original arched top entry doors, porch, and kitchen are gone, and a leak at the roof has caused water damage to the second-story stucco landing, and in one of the house's two bedrooms.

In the 1970s, then-owner Robert Blum removed the second-story addition and restored the original roofline and floor plan. Downstairs, the entry hall is flanked by two parlors, a dining room, and a study. Upstairs are the bedrooms and an attic in the tower.

The house has been wanted for more than a decade. Harris recently discussed it with us. It went to *Eufonia Mortgage Associates*, which is selling the house with passive-income concepts. The facade is largely intact, and many interior details remain, including eight cast-iron mantels, an ornate staircase, and heart-pine floors. But the house needs a new roof, a kitchen, and bathroom, the plumbing and electrical systems need to be replaced, as do some rotted moldings. —*Ann E. Hughes*



CLIQUE WITH FEIGN TOP The green and olive-pink colors are not brushed to the house, though the earth-toned palette is historically accurate. A 1950s emphasis shows the original porch parts of which have been altered and semi-rehabilitated. Oneida windows in the interior indicate the entire length of the facade. Light blue-hued interior is a decorative band of vertical stripes under the lower eaves provides a counterpoint to the horizontal pine cladding.

If you know of a house that should be listed, please write to: Save This Old House, 185 Avenue of the Americas, 27th Floor, New York, NY 10036

Figure 10-16

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